

Thank You for Your Investment

The historical and mature neighborhoods in Hutchinson are rich in history and add value to our community. The City of Hutchinson would like to partner with you to make improving your property easier and more affordable.

When you build a new structure or make major improvements to your existing structure, the value of the property may increase which may cause your property tax to increase. The Neighborhood Revitalization Plan (NRP) Tax Rebate provides an incentive to help offset these increased taxes. To qualify, improvements must cause an increase in value of at least 5% for residential properties and 15% for commercial or industrial properties.



The Process

Step 1

Schedule a pre-project inspection with the Reno County Appraiser's Office to determine your property's base value and project eligibility.

Step 2

Apply for a building permit from the City Building Inspection Department and submit part 1 of the NRP application to the City Planning and Development Department.

Step 3

Build your project.

Step 4

Upon project completion, submit Part 2 of the NRP application to the City Planning and Development Department as soon as possible.

Step 5

The County Appraiser will be notified to re-appraise your property after submission of Part 2.

Step 6

Residential properties that increase in value by 5%, and commercial/industrial properties that increase in value by 15% qualify for a tax rebate (according to schedule on this flyer) on the increase in taxes.

Attention!

Failure to pay property taxes or late submittal of applications will result in loss of program eligibility.

Contact us

City of Hutchinson

Planning and Development Department
125 E. Avenue B
PO Box 1567, Hutchinson, KS 67504
620-259-4198

Reno County Appraiser

125 W. 1st Ave.
Hutchinson, KS 67501
620-259-1787 (Residential)
620-694-2918 (Commercial or Industrial)

Visit our website to learn more:

www.hutchgov.com

Neighborhood Revitalization Plan Tax Rebate

Are taxes keeping you from improving your property?

We may be able to help!



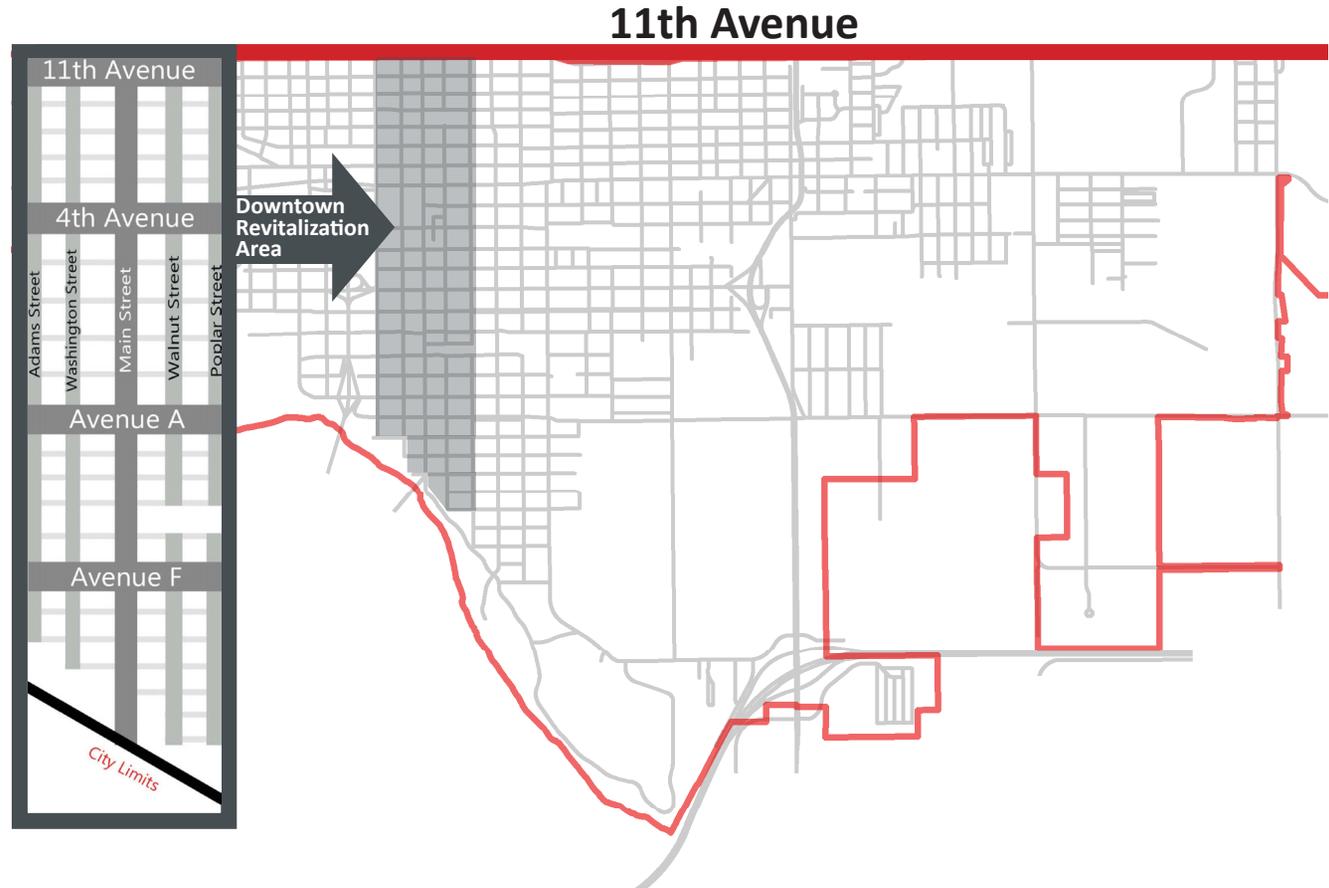
January 2017

Program and Eligibility Requirements

- Properties must be located in the NRP area, which includes all properties south of 11th Avenue within the Hutchinson City limits.
- Both new construction and improvements to existing structures may qualify.
- Building permit must value at least \$7,000 for residential structures and \$20,000 for commercial or industrial structures.
- Assesed value of property must increase by 5% (residential), or 15% (commercial and industrial) as a result of the project.
- The project and existing improvements on the property must conform to relevant zoning regulations and meet all city codes.
- Swimming pools, gazebos, public utilities, railroads and residential roofing permits are ineligible for the program.
- Garages are eligible only if included with the principal structure on the building permit.
- Paving of commercial and industrial parking lots is eligible.
- Rebates are on the **increase** in taxes only. The base tax amount is not rebated.

Qualifying Area

New construction and improvements over \$7,000 on residential properties and \$20,000 on commercial and industrial properties located south of 11th Avenue within Hutchinson City limits may qualify for an annual property tax rebate over a ten-year period.



Percent of Increment Rebated Each Year

Type & Location of Property	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year	7th Year	8th Year	9th Year	10th Year
Properties South of 11th Avenue, Non-Historic, Non-Downtown	95%	85%	75%	65%	55%	50%	50%	50%	50%	50%
Downtown Revitalization Area Between Adams and Poplar, South of 11th	95%	95%	95%	95%	95%	50%	50%	50%	50%	50%
Properties on the National, State or Local Historic Register	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%