

City of Hutchinson  
Department of Planning and Development  
PO Box 1567  
Hutchinson, Kansas 67504-1567

*You may qualify for a tax rebate for improvements made on your property.*

*Properties south of 11<sup>th</sup> Avenue may be eligible for the Neighborhood Revitalization Plan which rebates a percentage of property taxes over a 10-year period. To learn more about this incentive program, visit our website [www.hutchgov.com/housing](http://www.hutchgov.com/housing) or contact the Planning Department at 620-694-2639.*

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125 East Avenue B  
Hutchinson Kansas 67504-1567

**620-694-2639**

Visit our website to learn more  
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# Residential IN-FILL Construction Incentive\$



# Residential In-fill Construction Incentives

Locating a new home inside the City within an existing neighborhood is often the preferred choice of new homeowners. Since these neighborhoods are established, there is little uncertainty about unknown nearby development. Streets, water, and sewer are in place and already paid for. Local businesses, schools, parks, and other amenities are often within walking distance, and residents of in-fill properties usually have easy access to public transit.



Sometimes it's a little more complicated to build on an infill lot, but well worth the effort. To encourage building of new homes in established neighborhoods, the City offers incentives through the Residential In-Fill Construction Incentive Program for properties south of 17<sup>th</sup> Avenue.

*For questions concerning zoning call Planning and Zoning at 620-694-2639*  
*To ask about water & sewer availability contact Engineering at 620-694-2664.*

The City of Hutchinson provides incentives to encourage building new residential structures south of 17<sup>th</sup> Avenue within city limits on lots already served by water and sewer.

- Properties must be zoned for residential use.
- Eligible structures include single-family homes, duplexes, and multi-family structures.
- Incentives are the refunding to the property owner of up to \$1500 in building permit fees; and refund of water/sewer tap fees.
- There is no income requirement for property owners, homebuyers, or tenants of the newly-constructed structures.

To receive the incentives, the property owner must complete and submit an application to the City Planning Department within 60 days after the building permit is issued. Planning staff will review the application and the property owner will receive notice of eligibility. Within 60 days after the Certificate of Occupancy is issued, the property owner submits a "Request for Refund" to the Planning Department. Eligible refunds will be mailed to the property owner within 30 days.

## Request for In-Fill Lot Development Incentives Application

Property Owner's name \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Daytime Phone \_\_\_\_\_ Evening Phone \_\_\_\_\_

Email \_\_\_\_\_

Infill Property Address \_\_\_\_\_