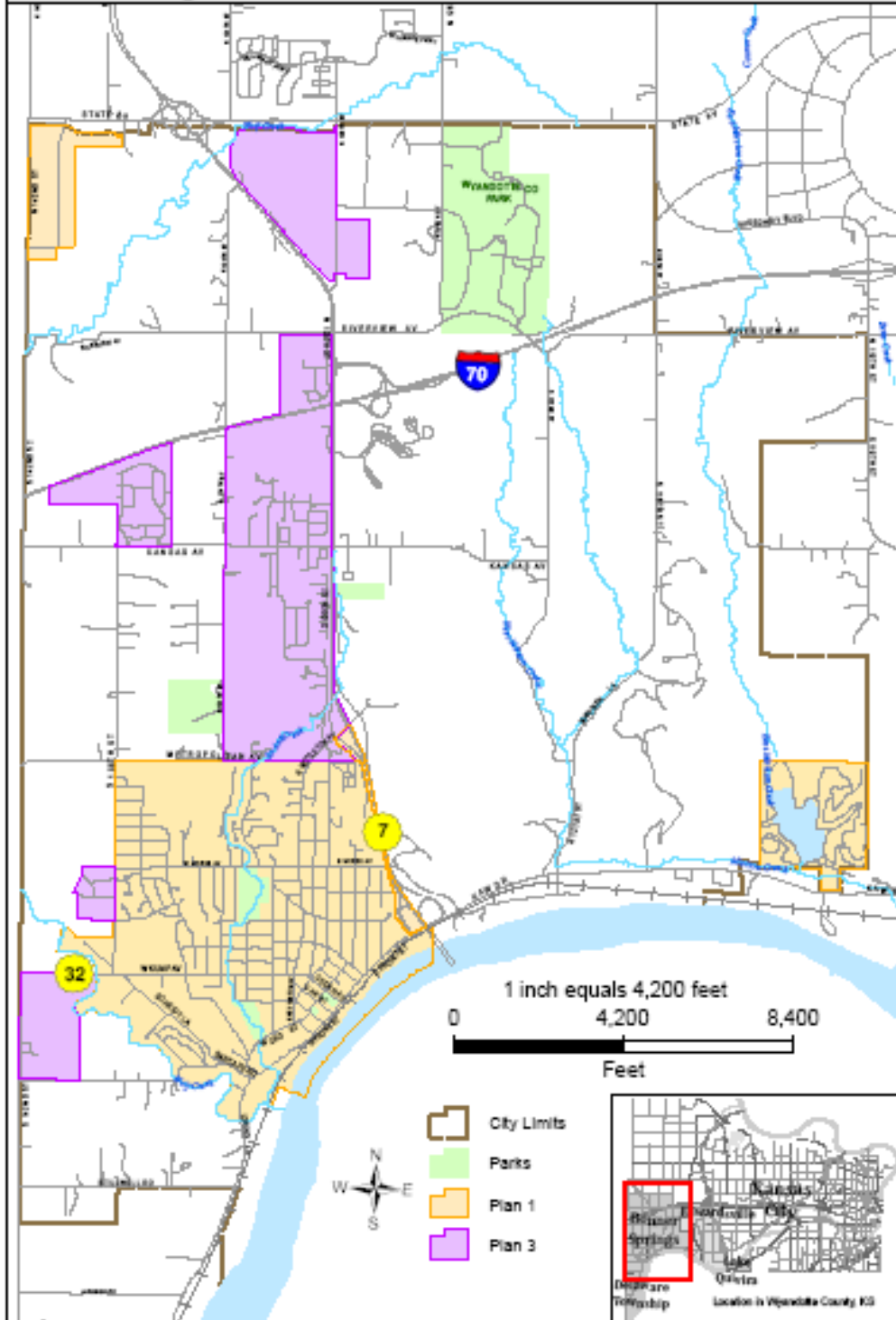


Bonner Springs Neighborhood Revitalization Plan 1 & 3



City of Bonner Springs, Kansas

Neighborhood Revitalization Property Tax Rebate Plans



Property tax rebates are available on new or rehabilitated properties in designated areas of the City of Bonner Springs.

To obtain an application form or for more information, please contact:

City of Bonner Springs
205 E. Second | PO Box 38 | Bonner Springs, KS 66012
Planning Department | 913-667-1710
Community and Economic Development | 913-667-1703
www.bonnerrsprings.org

General Information

The City of Bonner Springs offers two Neighborhood Revitalization Property Tax Rebate Plans (NRP) within designated areas of the City for construction of new structures (Plans 1 and 3) and rehabilitation (Plan 1 only) of existing structures. The rebate plans cannot be used in conjunction with any other tax incentive unless approved by the City Council. The rebate percentage refers only to taxes levied by the Unified Government, Unified School District 204, Kansas City Kansas Community College and City of Bonner Springs.

Initial Eligibility Criteria

1. You must be the legal owner of record of the property.
2. The property must be in one of the designated rebate areas.
3. Full property taxes must be paid before receiving a rebate.
4. If payment of taxes is 90 days delinquent twice during the rebate term, property is dropped from the program.
5. Single-family structures must be owner occupied and cannot be used as rental units.
6. The improvement must comply with the NRP and all codes and regulations.

Neighborhood Revitalization Plan No. 1

This plan was enacted on July 21, 1997 and will expire on August 31, 2010. It is for new construction and rehabilitation of single family homes, multi-family properties, commercial, industrial and historic properties. The designated areas are south of Metropolitan Avenue, west of K-7, east of 138th and north of the Kansas River and the Lake of the Forest. **See map on back for eligible areas.**

Neighborhood Revitalization Plan No. 1			
Classification	Minimum Investment	Rebate %	Years of Rebate
New Single Family Residential	5% of Appraised Value	95%	10
Rehab. of SF Residential	5% of Appraised Value	95%	5
New Multi-Family 2-4 Units	5% of Appraised Value	95%	10
Rehab. MF 2-4 Units	5% of Appraised Value	95%	5
Commercial- New and Rehab	15% of Appraised Value	95%	5
Industrial - New and Rehab	15% of Appraised Value	95%	5
Historical Property	5% of Appraised Value	100%	5

Neighborhood Revitalization Plan No. 3

This plan was enacted on February 10, 2009 and will expire on August 31, 2015. Plan No. 3 is for new construction only of single family homes, multi-family, commercial and industrial properties. The new structure, excluding the land, must appraise at \$140,000 to be eligible for a rebate. The designated areas are: north of Metropolitan, west of K-7, east of 134th, south of I-70; Lei Valley Subdivision; Canaan Center & Riverview Crossings at K-7/I-70; area bounded by State Avenue, K-7 and 130th; Whispering Woods Subdivision and area south to Pratt; and south of K-32, east of 142nd, north of Woodend and west of Wolf Creek. **See map on back on for eligible areas.**

Neighborhood Revitalization Plan No. 3			
Classification	Minimum Investment	Rebate %	Years of Rebate
NEW	The new	75%	2
Single-Family Residential	structure must	50%	3
Multi-Family	appraise at		
Commercial	\$140,000.		
Industrial			

Frequently Asked Questions

Q. How does the property tax rebate program work? It is a refund of the incremental increase in taxes paid because of a qualified improvement. The rebate applies **only to the additional taxes resulting from the increase in the appraised value of the property** due to the improvement. The property taxes prior to the improvement will continue to be payable. Taxes must be paid when due for the rebate to be issued. Example: If a home before repairs had an appraised value of \$150,000 and after a room addition had an appraised value of \$200,000, the rebate of taxes would be based on the increment in value, which is \$50,000.

Q. What kind of improvements will increase the appraised value? New construction, additions and major rehabilitation require a building permit and will increase the appraised value. Repairs generally will not increase the appraised value, unless there are several major repairs completed at the same time. To qualify in the Plan 1 area, improvements must increase the appraised value of residential, multi-family or historic properties by at least 5% and by at least 15% for commercial and industrial properties. Improved or newly constructed structures such as gazebos, storage buildings, workshops and swimming pools are not eligible as well as general property maintenance.

Q. How do I get into the Property Tax Rebate Program? An application form may be obtained from the Bonner Springs Planning Department, 205 E. Second Street or from www.bonnerrsprings.org/pdf/neighborhood_revitalization_app.pdf. The form must be submitted concurrently with a building permit application or within 30 days of the issuance of a building permit. For new construction, the builder contractor typically files the application.