

**CITY OF EL DORADO**

**NEIGHBORHOOD**

**REVITALIZATION PLAN**

**Adopted November 18, 1996**  
**Resolution No. 2097**  
**Revised November 1, 1999**  
**Resolution No. 2252**  
**Revised December 2, 2002**  
**Resolution No. 2398**  
**Revised December 30, 2005**  
**Resolution No. 2525**  
**Revised February 16, 2009**  
**Resolution No. 2632**

**CITY OF EL DORADO  
NEIGHBORHOOD REVITALIZATION PLAN**

**PURPOSE:**

This plan is intended to promote the revitalization and development of certain areas within the City of El Dorado in order to protect the public health, safety, and welfare of the residents of the city. More specifically, the City will offer property tax rebates for certain improvements or renovation of property within the designated areas in accordance with the provisions of K.S.A. 12-17, 114 et seq.

**CRITERIA FOR DETERMINATION OF ELIGIBILITY**

- I. Real property is eligible, including residential and all commercial types.
  - A. All real property and improvements in the designated areas within the City of El Dorado are eligible. Maps and legal descriptions of the Neighborhood Revitalization areas are available in the Engineering Department at El Dorado City Hall.
  - B. Owners wishing to rehabilitate, add to existing buildings, or construct new buildings are eligible to apply for revitalization under this plan. Only one building permit will be required for each application and is available at no charge under this plan.
  - C. Condemned properties (as determined by the City Building Inspector's Office or the City Commission) and any future properties that qualify for a City of El Dorado rehabilitation/grant program are eligible. These properties must qualify through a description of blight, health, or safety issues or grant programs as established and qualified by the City of El Dorado.
  - D. Buildings, 25 years or older, meeting the "dilapidated structure" description as outlined in K.S.A. 12-17, 115(a) and determined by the City Building Inspector's office, shall be allowed to petition the City Manager to be included in this program.
- II. Criteria to be used by City Staff to determine specific real property eligible for revitalization and property tax rebate as follows:
  - A. Construction of improvement must have begun on or after January 1, 2009, the effective date of this plan; provided, however, no application will be processed until approval has been received on the interlocal agreement from the Attorney General's office.

- B. Must be a minimum increase of at least 10% (or \$5,000)\* of the investment valuation as determined by the building permit value obtained through the City's Building Inspector's office for residential, and 15% (or \$10,000)\* for commercial/industrial. Maximum of ten years and 95% tax rebate. \*Whichever is higher.
- C. New as well as existing improvements on property must conform to all code rules and regulations in effect at the time improvements are made. **Permits must be approved before commencement of construction.**
- D. Applicants are not allowed to "phase-in" improvements. Additional increases in valuation to the property shall not be considered in the rebate calculation after the original improvement value is established by the County Appraiser. Construction must be on one parcel at one time. Parcels are determined by CAMA Number.
- E. Any property that is delinquent in payment to Butler County of real estate tax and/or special assessment will forfeit any current and future rebates; however, the City of El Dorado, at their sole discretion, may reinstate any NRP property one time after being delinquent on the above mentioned taxes or assessments during the life of the property's participation in the NRP program. No property shall be granted such consideration for reinstatement if it was disqualified from the NRP program prior to January 1, 2009, or has previously been granted this allowance.
- F. If the property that has been approved for a tax rebate is sold, the rebate remains in effect and will transfer to the new property owner.

### **APPLICATION PROCEDURE**

Prior to filing an application for a tax rebate, the following steps must be taken:

- A. Obtain an application from the City Manager's Office.
- B. *Prior to the commencement of construction* on any improvement or new construction for which a tax rebate will be requested, the property owner will complete Parts One and Two of the application. Part Two must include a permit number obtained from the City Building Inspector's Office. A non-refundable \$25.00 application fee payable to the City of El Dorado must accompany the application.
- C. The City will forward the application to the County after certifying the property is within the designated plan area and the valuation increase meets the criteria.
- D. If the plan is approved, the City Manager's Office will forward the application to the County Appraiser, who will then forward a copy of the application to the County Clerk for monitoring purposes.

- E. The owner will have a maximum of one year to complete the project unless otherwise approved.
- F. Immediately upon completion of the project, the property owner shall file Part Three of the application with the County Appraiser's Office. Upon receipt of Part Three, the City Building Inspector's Office shall conduct an on-site inspection of the construction project (improvement, rehabilitation, or new) to confirm completion.
- G. After confirmation of project completion is received from the City Building Inspector's Office, the completed application will be forwarded to the County, certifying the project is in compliance with the eligibility requirements for a tax rebate. The County Appraiser will then report the valuation to the County Clerk by June 15<sup>th</sup>. The tax records shall be revised accordingly.
- H. Real estate tax payments must be made on time to be eligible for this plan.
- I. Upon timely payment in full of all real estate tax and special assessments for the property, a rebate of the taxes related to the valuation improvement (less a 5% administrative fee) will be made to the property owner by Butler County Treasurer's office within 45 days of due date of taxes.
- J. No rebate will be provided for any property with open valuation and/or classification appeals until all disputes have been fully litigated.
- K. The County will issue a Form 1099-MISC to the property owner for the amount of the rebate in any year a rebate is provided.