

Application Procedures

- Obtain an application from City Hall when applying for a building permit.
- Before Construction, Complete Part I of the form and return it to City Hall.
- At project completion, city staff will forward to LaBette County to determine if the project qualifies for tax rebate.
- After the property tax has been paid in full, within thirty (30) days following the date of tax distribution by the County, the City will rebate the appropriate tax to the property owner.

Common Question & Answers

Q. Why did the Oswego City Council establish the Neighborhood Revitalization Plan?

A. To encourage new construction and rehabilitation of commercial, industrial, residential, agricultural, and historical properties in our fine town.

Q. How does the tax rebate work?

A. The City refunds the property taxes which the property owner pays on the actual value added to a property due to a qualified improvement. The property owner will continue to pay all taxes, but will receive a rebate on the additional taxes resulting from the increase in assessed value of the property due to the improvement.

Q. How is “structure” defined?

A. “Structure” means any building, wall, or structure including the building and improvements to existing structures and fixtures assimilated to the real estate.

Q. What is a “qualified improvement”?

A. Qualified improvement includes new construction, rehabilitation, and additions.

Q. What kind of improvements will increase the assessed value?

A. New construction, major rehabilitation, and additions will increase the assessed value. Individual repairs alone will not increase the assessed value, unless the property

owner completes several at the same time.

Q. How must the improvements affect property values to qualify?

A. Improvements must: 1) Increase the assessed value of commercial, industrial, and historical property by at least 10 percent and the assessed value of residential and agricultural property by at least 3 percent (except in special districts); 2) Conform with the City’s Comprehensive Plan and Zoning Ordinance; and 3) Conform with other applicable codes, rules, and regulations (i.e. building permit).

Q. How long does the rebate run?

A. The Plan will remain in effect through September 30, 2014. A property owner may only have one rebate project at a time. An approved application will remain in effect for 5 years. Any project with an approved application before September 30, 2014 will receive the tax rebate.

Q. Can property taxes be eliminated using the tax rebate?

A. No, taxes will always be assessed to the property. Under the Plan, the property owner will always pay the full amount of taxes due, but will receive a rebate based on the incremental increase.

Criteria

1. The applicant must have commenced the project after the City Council adopted the Plan, October 1, 2009, and before September 30, 2014.
2. The property owner must file for the rebate program within 60 days of the issuance of a building permit.
3. The property owner must not be delinquent on any taxes or special assessments during the rebate period or they will be eliminated from the plan.
4. The property's assessed value must increase a minimum of 3% for residential and agricultural property and 10% for commercial, industrial, and historical property. Special Districts require a minimum increase of 40% in special residential areas and a 20% increase in commercial downtown area.
5. The applicant may only have one rebate project at a time on the same property.
6. Demolition of buildings in the downtown area will only be considered in unique circumstances.
7. Projects on the NRP application must be completed by the second January 1st after the application was submitted to the City or it will become null and void.

Benefits

- It provides incentives for improvements to and development of our fine community.
- It does not interfere with current property tax revenues, but defers new revenues on the incremental increase.
- It helps create jobs, as jobs historically follow development.
- It provides a source of revenue for making community improvements without raising taxes.
- It provides a limited window of opportunity for participation, thereby, prompting immediate response.

For More Information

**Contact:
City of Oswego
620-795-4433**

City of



Oswego

Neighborhood Revitalization Program

**Property Tax Rebate for
Commercial, Industrial,
Residential, Agricultural, and
Historical Properties**