



Harper County Community Development

201 N Jennings Ave

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**HOUSING REBATE PROGRAM APPLICATION**

Please complete in ink only. An incomplete application may not be processed.

Applications must list all organizations, companies, LLC's, partnerships and/or individual's having any ownership in the property applying for housing rebate program. All applications must contain signature of all property owners.

A. Property Owner: \_\_\_\_\_ Phone: \_\_\_\_\_

Site Address: \_\_\_\_\_

Ownership in property applying for rebate: \_\_\_\_\_ %

Other property owned in Harper County: \_\_\_\_\_

Property Owner: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Ownership in property applying for rebate: \_\_\_\_\_ %

Other property owned in the Harper County: \_\_\_\_\_

\*\*Attach additional page if necessary.

B: Expected Date of Construction Commencement: \_\_\_\_\_

Expected Date of Completion: \_\_\_\_\_

C. Value of Property at Time of Commencement: \_\_\_\_\_

Expected Value Increase: \_\_\_\_\_

D. Contractor: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

E . Describe construction/improvements to be completed: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant may attach building specs.

F. Has Zoning Permit been applied for and approved: Y N

If not, explain: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

## INSTRUCTIONS

### Minimum Appraised Valuation Increase Eligibility:

\$25,000 for 5-year HRP Program (20% declining scale)

Applications must be made 30 days prior to the commencement of construction or improvements.

- A. Provide information identifying the property applying for the Housing Property Tax Rebate.
- B. Zoning district must permit residential structures.
- C. Any business, organization or individual having at least 25% stake holdings in the property on the property must be listed, as well as any property within Harper County that is owned by the business, organization or individuals. All property listed must be current on all ad valorem taxes to be eligible for the HRP program. Any property listed that becomes delinquent during the 5 year rebate period will disqualify the applicant property from the Program and all current and future tax rebates shall be forfeited in full. Taxes are considered delinquent if at least half the taxes are not paid by December 20th of the tax year.
- D. Expected Date of Construction Commencement and Completion-All tax rebated under the Program shall commence the calendar year following the year of completion. New construction and improvements to existing properties must be completed within one (1) year of the date of application. Any request beyond that period will be made to staff and considered for good cause shown on a case-by-case basis.
- E. Value of Property at time of commencement and Expected Value Increase-All tax rebates under this Program shall be made only from the resulting increase in ad valorem taxes generated and collected by reason of the new construction or improvements to existing properties and may not equal the amount of the actual dollars spent.
- F. Describe construction to be completed. Please provide as much information as possible related to the type of structure, including materials and foundation, that will be used. This information will help staff determine the estimated increase in appraised value.
- G. Has zoning permit been applied for? New construction as well as improvements to existing properties must be in compliance with all applicable building codes and zoning regulations in effect within its location at the time construction or improvements begin. Tax rebates may be denied or terminated for noncompliance with applicable laws and regulations governing the applicant property.

### **REBATE BENEFIT INFORMATION**

Qualified property's benefits are transferrable with change of ownership.

\*\*Staff must be notified at time of change of ownership to verify continued qualification based on new owner's compliance with Item "C".

- ◆ After payment in full of ad valorem taxes, the rebate shall be made within thirty (30) days following the date of the next scheduled tax distribution.
- ◆ Rebates will only be made after 100% of the ad valorem taxes have been paid, if applicant does not pay 2nd half of taxes until May 10th, the rebate will be made after the June distribution.
- ◆ Staff will make every effort to determine qualification of the property in the program as soon as possible. Turnaround of applications will be heavily dependent on the availability of staff for site inspection.