

# Marion County Neighborhood Revitalization Plan



## Contact Information

Marion County Appraiser's Office  
200 South 3<sup>rd</sup> Suite 2  
Marion, Ks 66861

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**MARION COUNTY, KANSAS**  
**GENERAL INFORMATION**  
**FOR NEIGHBORHOOD REVITALIZATION**

**PURPOSE**

This plan is intended to promote the revitalization of the area of Marion County through the rehabilitation, conservation or redevelopment of the area in order to protect the public health, safety or welfare of the residents of the County. K.S.A. 12-17, 115 defines the meaning of a neighborhood revitalization area more completely. A tax rebate will be available for certain rehabilitation, improvement and new construction within the area. In accordance with the provisions of K.S.A. 12-17, 114 et seq., the County Commission has held a public hearing and considered the existing conditions and alternatives with respect to the designated area, the criteria and standards for a tax rebate and the necessity for interlocal cooperation among the other taxing units. Accordingly, the Commission has carefully reviewed, evaluated and determined the Area meets one or more of the conditions to be designated as "neighborhood revitalization area/dilapidated structure".

**DISCLAIMER**

In the event the county experiences a natural disaster, as determined by the governing body, this plan shall utilize the value of the property on January 1 prior to said disaster for the appraised value prior to revitalization efforts.

**THE REVITALIZATION AREA**

The Revitalization District shall include the entire area within Marion County unless otherwise stated. Anyone with questions as to whether or not a certain tract of real estate is subject to the Plan should contact the Marion County Appraiser's Office.

**CURRENT CONDITION OF THE AREA**

**FORMAL PLAN DESCRIPTION**

*Part 1:*

*Legal Description & Map of the Neighborhood Revitalization Area*

All of the area within the corporate limits of Marion County, Kansas except those municipalities that may opt out.

*Part 2:*

*Assessed Valuation of Real Property*

The Assessed Valuation for the unincorporated area within the Neighborhood Revitalization District as reported by the Marion County Clerk's Office for 2010 is as follows: 106,929,609

*Part 3:*

*Listing of Owners of Record in the Area*

Owners of Record, Marion County, Kansas is available in the Marion County Appraiser's office.

*Part 4:*

*Zoning Classification/Land Use Map, & Future Land Use Map*

For questions on zoning in a particular area of Marion County, contact the local municipality.

*Part 5:*

*Capital Improvements Planned for the Area*

Currently, there are no planned capital improvements for the Area.

*Part 6:*

*Property Eligible for a Tax Rebate*

RESIDENTIAL PROPERTY

1. Rehabilitation, alterations and additions to any existing residence, including alteration of a single-family home into a multi-family dwelling, may be eligible.
2. Construction of a new residence, including the conversion of all or part of a non-residence into a residence, may be eligible.
3. Construction of a new residential structure may be eligible such as garages or out buildings.
4. In order to be eligible for a tax rebate under the Neighborhood Revitalization Plan, all property taxes due and payable must be paid in full.

AGRICULTURAL PROPERTY

1. New additions to any existing structures used for agricultural purposes, may be eligible.
2. New construction of any structure used for agricultural purposes, may be eligible.
3. In order to be eligible for a tax rebate under the Neighborhood Revitalization Plan, all property taxes due and payable must be paid in full.

## COMMERCIAL & INDUSTRIAL PROPERTY

1. Rehabilitation, alterations and additions to any existing commercial or industrial structure used for retail, office, manufacturing, warehousing, institutional or other commercial or industrial purposes may be eligible.
2. Construction of new commercial and industrial structures, including the conversion of all or part of a non-commercial structure into a commercial structure, used for retail, office, manufacturing, warehousing, institutional or other commercial or industrial purposes may be eligible.
3. Improvements to existing or construction of new structures used for public utility or railroad purposes may not be eligible.
4. In order to be eligible for a tax rebate under the Neighborhood Revitalization Plan, all property taxes due and payable must be paid in full.

### *Part 7:*

#### *Criteria for Determination of Eligibility*

1. Construction of any improvement must have been commenced on or after date of enactment of the current revitalization plan in effect at time of application by Marion County Commission.
2. An application for rebate must be filed within 60 days of the issuance of a building permit. Applications for rehabilitations or additions must be received and approved prior to the commencement of the construction. NO EXCEPTIONS. Pictures of the property prior to improvement must be available to the County Appraiser's Office. Pictures prior to rehabilitation projects will be taken by the County Appraiser's Office. Pictures of new construction prior to beginning the project will be taken by either the County Appraiser's Office or the County Planning and Zoning Office.
3. The minimum investment for new construction or rehabilitation of existing structure shall be \$5,000.00 for residential and \$15,000.00 for agricultural, industrial or commercial.
4. The minimum increase in the real property county appraised value shall be 5% for rehabilitation or new construction of residential, and 15% for agricultural, industrial or commercial property.

5. The value or cost of all improvements for remodeling or new construction shall be exclusive of the demolition cost (if any) and land cost or value.
6. Property eligible and approved under this plan for rebates shall waive any rights to any other Marion County tax incentives reducing the property taxes on improvements, under any other adopted program pursuant to statutory or constitutional authority.
7. Qualified improvements or new construction eligible for tax rebates under the Neighborhood Revitalization Plan may submit only one application per calendar year beginning on January 1 on the legally described parcel defined in the application to the County Appraiser. Once a project for new construction or improvements to an existing property has been approved, no other application for NRP will be considered until the current project has been completed. Only one project per parcel may be open at one time.
8. No interest shall be paid by Marion County for any period of time that Marion County retains rebate proceeds prior to disbursement.
9. A tax rebate will be based on the increase in assessed value following the first full year of completion. The assessed value may change up or down depending on the change in applicable mill levies as well as market value. In any given year, the rebate paid will be based upon the lesser of the increase in assessed value from the first year, or the value as assessed in the current year.
10. Tax rebates shall be paid by the Marion County Treasurer in the months of February and July following full payment of taxes for the subject property and each succeeding year thereafter while the Plan is in effect and Applicant is eligible for rebate. If property tax is paid in semi-annual payments, the rebate is made following the last payment. Taxes must be paid in full by May 10<sup>th</sup>.
11. For the purpose of the Plan, all taxes assessed to the Applicant must be paid and current prior to any rebate being sent.

*Part 8:*

*Contents of Application of Tax Rebate*

GENERAL INFORMATION

1. Owners Name.
2. Owners Mailing Address.
3. Parcel Identification Number.

4. Building Permit Number (if required).
5. Address of Property.
6. Legal Description of Property.
7. Day Phone Number.
8. Proposed Property Use.
9. Improvements.
10. Estimated Date of Completion.
11. Estimated Cost of Improvements.
12. Proof of Historical Register Listing, if applicable.
13. List of Building proposed to be or actually demolished.
14. County Appraiser's Statement of Appraised Valuation.

#### TIME FRAME OF CONSTRUCTION

1. Date of Commencement of Construction.
2. Estimated Date of Completion of Construction.

#### STATUS OF APPLICATION ELIGIBILITY

1. County Treasurer's Statement of Tax Status.
2. County Appraiser's Statement of Application Conformance for Tax Rebate.

#### *Part 9:*

#### *Procedure for Submission of an Application*

1. The Applicant shall obtain an application for Tax Rebate from the Marion County Appraiser.
2. The Applicant shall complete and sign the application and file the original with the Marion County Appraiser.

3. The Applicant shall submit a \$50.00 nonrefundable administrative fee when submitting the application for review to the Marion County Appraiser. If making payment by check make payable to the Marion County Treasurer.
4. The Marion County Appraiser shall provide proof of the current certified appraised valuation of the property to the Applicant at the time of the application.
5. The Applicant shall file within fifteen days Part III certifying the completion of the project and that it is in compliance with the eligibility requirements for a tax rebate.
6. The County Appraiser shall conduct an on-site inspection of the construction project and determine the new valuation of the real estate and shall complete his or her portion of the application and shall report the new valuation to the County Clerk by June 15<sup>th</sup>. Pursuant to applicable statute dates, the tax records on the project shall be revised by the County Clerk's Office.
7. Upon determination by the County Treasurer's Office that the taxes and assessments on the property are not delinquent, the County Appraiser shall certify that the project and application does or does not meet the requirements for a tax rebate.
8. Upon the timely payment of all applicable taxes by the Applicant for the initial and succeeding tax year extending through the specified rebate period, a tax rebate shall be made to the taxpayer. The tax rebate shall be made from the Neighborhood Revitalization Fund established by Marion County pursuant to state laws.
9. The County Appraiser shall make periodic reports to the Marion County Commissioners.
10. Marion County shall retain a ten percent (10%) administrative fee for every rebate that is approved. However, in the event that the amount to be rebated to Applicant is under \$10.00, Marion County shall retain said amount and no rebate shall be mailed to Applicant.

*Part 10:*

*Standards and Criteria for Review and Approval*

1. The property for which the rebate is requested shall conform to or comply with all applicable codes, ordinances, resolutions, statutes, and regulations in effect at the time the improvements are made and shall remain in conformance for the duration of the rebate period or the rebate may be terminated at the discretion of the County Commission. Building permits must be obtained from proper authority in areas where required.
2. Any Applicant that has delinquent taxes or assessments against his or her property shall not be eligible for a rebate. The Applicant shall not regain eligibility by becoming current on the delinquent tax, on this property.
3. The first and all following rebates shall be based on the establishment of the County's appraised value on January 1<sup>st</sup>, on improvements described in the application, less the ten percent (10%) administrative fee. The rebate shall be calculated using the mill levy established during subsequent years.
4. The County Appraiser shall have the authority and discretion to approve or reject applications based on the eligibility standards and review criteria contained herein. If any applicant is dissatisfied with the County Appraiser's decision, a written appeal may be submitted to the Marion County Commissioners for final determination based on a majority vote.
5. The owner of record who has paid the taxes shall be entitled to a rebate. Property remains in the plan regardless of subsequent owners.
6. If the *Neighborhood Revitalization Plan* is repealed or the rebate criteria changed, any approved applications shall be eligible for rebates for the remaining term of the rebate provided in the plan.
7. The Applicant may request in writing that an approved rebate application be terminated prior to its normal expiration for any purpose of making additional improvements and making a new application as provided in this plan.

*Part 11:*  
Statement Specifying Rebate Formula

PROGRAM PERIOD

The Neighborhood Revitalization Fund and Tax rebate incentive program shall be reviewed by Marion County Commission on the anniversary date of the enactment of the plan. Commissioners will consider repeal, modifications, or other changes to the plan following the procedures required by state law.

Rebate Period

Residential, new construction	5 years
Residential, rehabilitation	5 years
Agricultural, new construction	5 years
Commercial, new construction	5 years
Commercial, rehabilitation	5 years
Industrial, new construction	5 years
Industrial, rehabilitation	5 years

Rebate Amount \*

Year 1	90%
Year 2	80%
Year 3	70%
Year 4	60%
Year 5	50%

\* All rebates are exclusive of a 10% administrative fee to remain in the Neighborhood Revitalization Fund.





PART III

Marion County  
Neighborhood Revitalization Plan

**To Be Returned to County Appraiser Within 15 Working Days Following the Completion of Construction**

Owner's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Owner's Mailing Address: \_\_\_\_\_

Address of Property: \_\_\_\_\_

Parcel Identification Number: \_\_\_\_\_

**Part III Completed Construction**

**Within fifteen (15) working days after any construction and improvements is completed, the Owner shall report such fact in person to the County Appraiser and shall complete Part III-B of the Application.**

**If information is received later than fifteen (15) working days following completion of construction, approval becomes null and void and all construction completed will not be eligible to participate in the rebate program.**

All Construction and Improvements described in my conditionally approved Application was completed on \_\_\_\_\_ . The actual out-of-pocket costs incurred in completing such Construction and Improvements were in the total amount of \$ \_\_\_\_\_ and written documents proving such expenditures are submitted with this Report.

Under penalty of perjury, I state that I am in compliance with Sections 7 and 9 of the Revitalization Plan of Marion County, Kansas.

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Landowner/Applicant