

# Neighborhood Revitalization Program

The Neighborhood Revitalization Program enables participating taxing entities (City of Topeka, Shawnee County, USD 501, Washburn Univ., Public Library, MTTA, MTAA) to target areas within the city for property tax rebates. The purpose of the program is to stimulate investment in some of Topeka’s harder to develop neighborhoods and Downtown. Up to a 95% rebate may be given on the incremental increase in property taxes resulting from improvements made to a property in those targeted areas.

Eligible uses for the rebate program include single-family residential or commercial properties. Industrial properties are eligible only in Special Districts. New construction multi-family properties are eligible only within the Multi-family Districts.

## Q. How does the tax rebate work?

A. The tax rebate is a refund of the additional property taxes caused by a qualified improvement. The taxes relating to the assessed value on the property prior to the improvement will continue to be payable.

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

A. New construction, additions, and major rehabilitations will increase the assessed value. Maintenance generally will not increase the assessed value, unless there are several major repairs completed at the same time.

## Q. What is a “qualified improvement?”

A. Qualified improvements include any construction, rehabilitation or additions that increases the appraised valuation of the property by more than 5% for residential and by more than 15% for commercial as determined by the Shawnee County Appraiser’s Office. A qualified improvement must:

- Be in an eligible district (see chart at right)
- Conform with the City of Topeka’s Land Use Plan and City’s Zoning Ordinance.
- Conform with other applicable building codes, rules and regulations.
- Applicants will likely need to secure a building permit for most improvements that will increase their value. [Contact the City’s Development Coordination Office at 785-368-3704 for building permit information.]

## Q. What else should I know?

A. Improvements to the property must remain in good standing throughout the rebate time period. You are required by law to claim the rebate as income on your Federal and State income taxes.

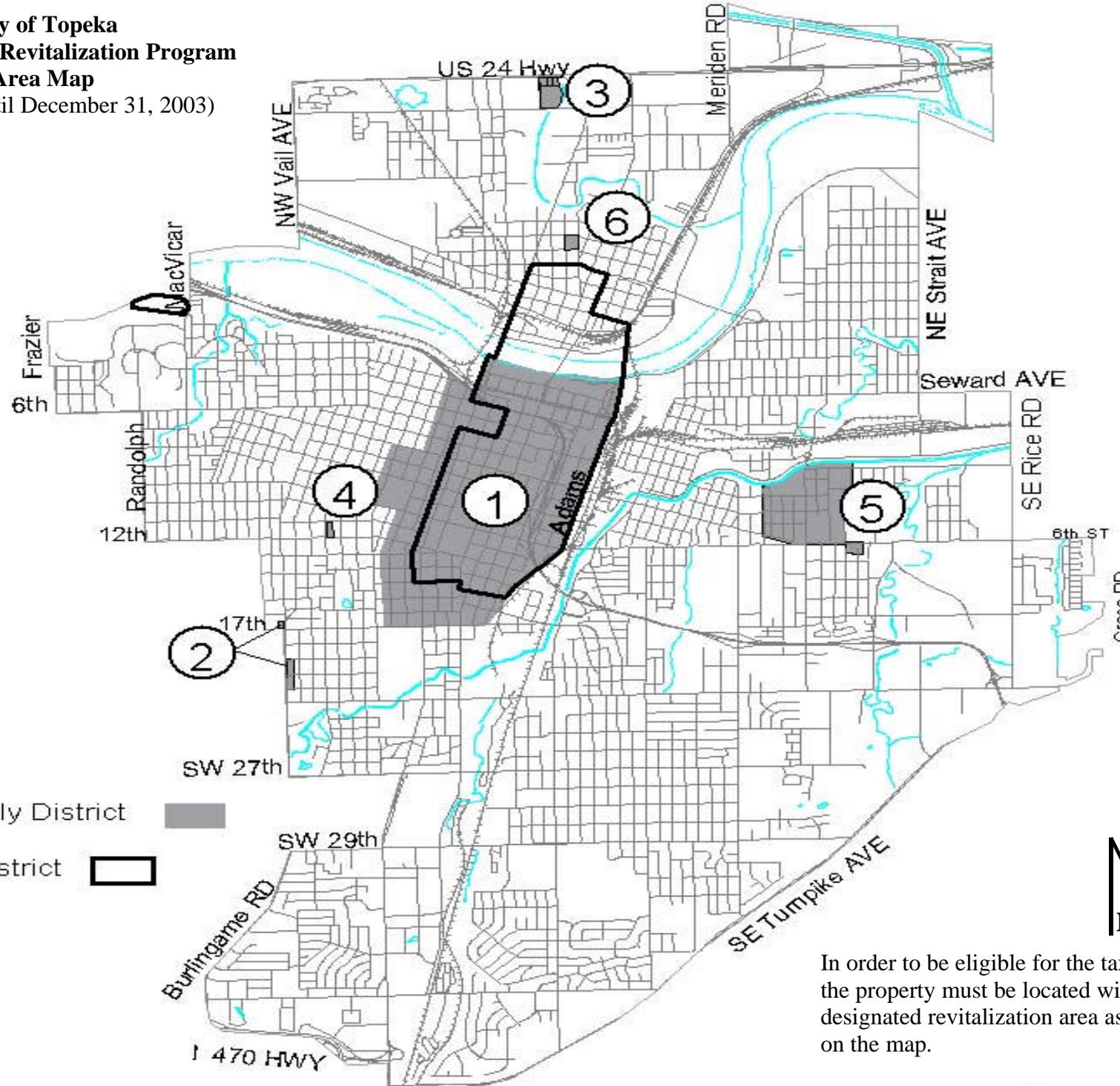
## Q. How do I apply?

A. Obtain an application for rebate from the Metropolitan Planning Department, 515 S. Kansas Ave., Suite 404, Topeka, KS 66603, (785) 368-3728.

**APPLICATION MUST BE MADE WITHIN 60 DAYS OF ISSUANCE OF A BUILDING PERMIT.**

General Neighborhood Revitalization Area	Eligible Improvements	Rebate Period & Percent	
Large map on opposite page	<ul style="list-style-type: none"> <li>• Single Family Residential &amp; Commercial - New construction (S.F. owner-occupied) or rehab.</li> <li>• Properties on State/National Historic Register/Local Landmarks</li> </ul>	10 Years	95%
		15 Years	100%
Overlay Areas			
Multi-Family District No. 1 ( <b>Downtown</b> )	Two or Multi Family new construction or rehabilitation.	10 Years	95%
<ul style="list-style-type: none"> <li>• Kansas River</li> <li>• SE Adams Street</li> <li>• SW 17th Street</li> <li>• Alley (Polk and Taylor)</li> </ul>			
Multi-Family District No. 2 ( <b>Washburn</b> )	Two or Multi Family new construction or rehabilitation.	10 Years	95%
<ul style="list-style-type: none"> <li>• SW 19th Street</li> <li>• SW Hampton Street</li> <li>• SW Washburn</li> <li>• Alley (19th and Hampton)</li> </ul>			
Multi-Family District No. 3 ( <b>Cottages of Topeka</b> )	Two or Multi Family new construction or rehabilitation.	10 Years	62%
<ul style="list-style-type: none"> <li>• US Highway 24</li> <li>• Soldier Creek</li> <li>• NW Lyman Road</li> <li>• West property line</li> </ul>			
Multi-Family District No. 4 ( <b>Curtis Jr. High</b> )	Two or Multi Family new construction or rehabilitation.	10 Years	95%
<ul style="list-style-type: none"> <li>• NE St. John Street</li> <li>• NE Central Avenue</li> <li>• NE Grant Avenue</li> <li>• NE Jackson Street</li> </ul>			
Multi-Family District No. 5 ( <b>East Topeka</b> )	Two or Multi Family new construction or rehabilitation.	10 Years	95%
<ul style="list-style-type: none"> <li>• Shunga Creek</li> <li>• SE Woodland Avenue</li> <li>• SE 6th Street</li> <li>• SE Market</li> </ul>			
Multi-Family District No. 6 ( <b>Tennessee Town</b> )	Two or Multi Family new construction or rehabilitation.	10 Years	95%
<ul style="list-style-type: none"> <li>• SW Munson</li> <li>• SW12th</li> <li>• SW Buchanan</li> <li>• Alley (Munson and 12th)</li> </ul>			
Special District No. 1 ( <b>Downtown</b> )	<ul style="list-style-type: none"> <li>• Industrial new construction or rehab.</li> <li>• Newly constructed privately owned multi-level parking garages.</li> </ul>	10 Years	95%
		25 Years	95%
Special District No. 2 ( <b>Kanza Business and Technology Park</b> )	<ul style="list-style-type: none"> <li>• Industrial new construction or rehab.</li> </ul>	10 Years	95%

**City of Topeka  
Neighborhood Revitalization Program  
Area Map**  
(Effective until December 31, 2003)



In order to be eligible for the tax rebate, the property must be located within the designated revitalization area as shown on the map.

**Neighborhood  
Revitalization  
Program\***



You may be eligible  
to receive a

**95%**

**Property  
tax rebate for  
improvements  
within the City  
of Topeka**

\* Effective until December 31, 2002