

## **Rock County Home Initiative**

### **Intent**

The purpose of Rock Home Initiative (RHI) is to provide incentives to encourage the construction of new single family housing units, and to encourage replacement of dilapidated housing structures within Rock County from September 1, 2019, through August 31, 2024.

### **Tax Abatement Availability**

Minnesota Statute 469.1813 Subdivision 8 places limitations on tax abatement. In any given year, the total amount of taxes abated by a municipality shall not exceed 10% of the net tax capacity (NTC) of the political subdivision for the taxes payable year to which the abatement applies, or (2) \$200,000, whichever is greater.

### **Eligible Participants**

Any person who constructs a new single family home or duplex, and who files application material and seeks formal approval from appropriate local jurisdiction between September 1, 2019 and August 31, 2024 may be eligible to receive 100% tax abatement of the County's share of increased real estate taxes as a result of building newly constructed housing or a home, for a period of five (5) years provided all of the following are met:

1. Property is located within Rock County and zoned properly for the proposed development project.
2. The applicant shall not have received other local financial assistance (tax increment financing/TIF, Workforce Housing, SCDP).
3. Property taxes are current and paid on time and in full.
4. Program approvals must be obtained prior to the start of construction of the new housing/home.

The real estate taxes to be abated shall be for up to the full amount of the county real estate taxes collected from added tax base of the newly constructed housing/home annually. Real estate taxes collected for the value of the land or any current additional structures value are not eligible for tax abatement, and will not be abated as part of this program.

This abatement will transfer with the sale of the property for the balance of the five (5) year abatement period.

The tax refund is the county portion only; property taxes levied by other units of government are not eligible. This abatement will not include voter approved referendums.

This abatement does not apply to, or include, existing and/or new assessments to the property.

The County shall provide the awarded abatement payment following payment of the total real estate taxes due annually.

One single payment shall be made to the owner of record at the time of the payment, by December 30<sup>th</sup> for that calendar year.

*Adopted: 09/03/2019*

**Application**

Statute requires the County to consider each abatement application at a public hearing. All applications will be considered on a “first come – first served” basis. The acceptance of new applications will be contingent upon board approval and abatement capacity as defined above.

The abatement period will commence with receipt of the Certificate of Occupancy, or not more than one year following approval of the tax authority’s resolution, whichever is first, and shall continue for 5 years.

**Property Information:**

Location: \_\_\_\_\_ Access Road: \_\_\_\_\_

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_ Property Identification Number: \_\_\_\_\_

Legal Description: \_\_\_\_\_  
(attach if needed)

**Applicant Information:**

Applicant Name: \_\_\_\_\_ Phone \_\_\_\_\_ (h) \_\_\_\_\_ (w)

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

Applicant Signature: \_\_\_\_\_

**Owner Information:**

Owner Name: \_\_\_\_\_ Phone \_\_\_\_\_ (h) \_\_\_\_\_ (w)

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

Owner Signature: \_\_\_\_\_

Contractors or Contract for Deed Holders – owner must sign the application

Please attach the following documentation:

- Map or site plan, prepared by an architect or engineer, showing the boundaries of the proposed development, the size and location of the building(s) and parking areas.
- Application Fee (please see County Fee Schedule for current fee amount).
- Other information as requested.

**Return Completed Applications to:**

Rock County Auditor  
County Courthouse  
204 East Brown Street  
Luverne, MN 56156