

CITY OF PLEASANTON

Residential Tax Incentive Program/Commercial Tax Incentive Program (RTI/CTI Program)

A program to rebate a portion of the city property tax on new and refurbished residential and commercial real estate within the city of Pleasanton, Kansas, according to Resolution #278, effective July 1, 2013.

1. Property owner will complete a program application per the application instructions and submit it to the City of Pleasanton.
2. Property owner will be given specific program details and eligibility minimum investment charts (known as exhibits A and B-1 through B-4) adopted and amended by the Pleasanton City Council which shall govern the program implementation.
3. The City must confirm that the applicant is the property owner of the dwelling and that the project qualifies for the rebate per the program details. Builders of new structures, with the intent of selling them upon completion, must apply for the incentive program at the inception of the project, to ensure that the inspection and permit requirements are met. The tax incentive will be passed to the first buyer of the new structures upon transference of the deed.
4. Property owners are informed of and must agree to the non-compete clause which allows the City to opt out of extending the incentive program to businesses that compete directly with existing businesses. The direct competition will be evaluated, and the final decision made by the City Council.
5. Property owners are informed of and must agree to the infrastructure/support clause which allows the City to do a comparison of the costs of the necessary infrastructure and other support generally provided by the City which would be necessary for new business operations.
6. Property owners must comply with the 2009 ICC Building Codes for all construction to include remodeling and renovation.
7. Property owners who move business to a greenfield location within the city limits and vacate existing place of business by building another structure which qualifies for the CTI program will only pay the tax amount they currently pay on their existing structure or their new structure, whichever is less, for a period of three years. The difference of the increase in valuation will be reimbursed to them through the CTI program.
8. Under the direction of the Linn County Museum or the Kansas Historical Society, the City Administrator will determine if the subject property is a dwelling or historical or architectural significance.
9. Property owners will apply for a building permit and complete the proposed project in accordance with all applicable rules and regulations.
10. City personnel will make the initial inspection of program projects to assure compliance of the city code. Should the owner/occupant challenge the city inspection, a certified building inspector will be contracted to review, and if necessary, repeat the inspection.
11. If the certified inspector agrees with the initial city inspection, the cost of the certified inspector's inspection and report shall be paid by the owner-occupant and may, and the City's discretion, be deducted from any tax reimbursement due the property owner under said program.

12. If the certified inspector does not agree with the initial city inspection, the cost of the certified inspector's inspection and the report shall be paid by the City of Pleasanton.
13. The City must file all approved applications with the appropriate County office.
14. Property owners of unapproved applications have the right to appeal the action/decision to the City Council. A written grievance must be given to the city clerk within 30 days of receiving the city decision. The Council will hear the appeal at a regular or special meeting within 30 days of the grievance filing. The Council decision on the grievance will be deemed final.
15. All approved applicants will be re-evaluated annually to confirm occupancy, in order to continue the rebate. Should the applicant be a builder, the rebate shall be extended to the first purchaser of the home after completed construction. If the builder is unable to sell the property before taxes are due, the builder will be considered the occupant and the first buyer will only be eligible for any remaining years of the rebate.