

Application for Tax Abatement on Newly Constructed Residences:

Property Information:

City/Township Location: _____ Property Identification Number: _____

Property Address: _____

Date Land Use/Building Permit Obtained: _____

Applicant Information:

Applicant Name: _____

Mailing Address: _____

Phone #: _____ Email Address: _____

Owner Information (If different from Applicant):

Owner Name: _____

Phone #: _____ Email Address: _____

Mailing Address: _____

Owner Signature: _____ Date: _____

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

By signing below, applicant attests that he/she meets all of the eligibility requirements of the Building Incentive Policy.

Applicant Signature: _____ Date: _____

Please attach the following documentation:

- Copy of Building/Zoning Permit (City or County depending on location)
- Other information as requested

Return Completed Applications to:

Renville County Auditor-Treasurer
Renville County Courthouse
500 East DePue Ave, Suite 202
Olivia, MN 56277
Phone: 320-523-2071

Renville County Tax Abatement – Building Incentive Policy

Goal: To encourage new construction of residential properties in Renville County and encourage replacement of dilapidated housing structures that may not be suitable to live in.

Program Outline: Eligible applicants may qualify for county and/or city property tax abatement for residential properties built within Renville County boundaries, in accordance with Minn. Stat. 469.1813. This will include single family homes and multi-family residential units. This policy shall have limitations on taxable value per property, as well as the total aggregate amount that can be abated in any given year for all properties (as budgeted and approved by the County Board).

- Newly constructed single-family residences may receive abatement of up to \$200,000 in assessed value for up to five (5) years.
- Multi-family residences may receive the same \$200,000 assessed value 5-year property tax abatement, plus an additional \$10,000 assessed value per additional unit. (For example: a 4-unit apartment complex may qualify for up to \$230,000 in assessed value property tax abatement).

Abatement will be in the form of a tax rebate calculated by the County Auditor-Treasurer after timely payment of regular property tax payment is made. This abatement does not apply to any penalty or interest due resulting from late or delinquent payment of property taxes.

Eligibility:

- 1) Property must be located within Renville County.
- 2) Project is built to building codes adopted at the time building permit is obtained.
- 3) Property taxes must be current at time of application.
- 4) Applicant must apply for abatement within six (6) months of obtaining the appropriate land use or building permit.
- 5) Abatement may transfer with the sale of the property for the balance of the original five-year abatement period.
- 6) Abatement only applies to the new residential property being built. It does not apply to any special assessments, accessory structures, etc. Each Renville County city will have its own guidelines on if they allow abatement of their portion of their taxes.

Application Processing:

- 1) Applications will be received by the Auditor-Treasurer's office and reviewed to confirm eligibility.
- 2) If eligibility criteria are met, the Auditor-Treasurer's office will calculate the estimated property tax eligible for abatement and forward details to Administration so the request can be addressed by the County Board, including the scheduling of a public hearing.