

**WHAT IF I DON'T KNOW HOW MUCH MY PROJECT WILL COST? DO I NEED TO KEEP RECEIPTS?**

You do not need to provide receipts with your application. When you apply for the exemption, you may provide us with a "guesstimate" of your costs.

**HOW LONG DO I HAVE TO APPLY?**

You must apply for the tax exemption within the year your improvements are made and within the effective date of the urban revitalization district.

**I HAVE ADDITIONAL QUESTIONS, WHO CAN I CALL?**

You can contact Movable City Hall at 873-3545 if you have questions about the Urban Revitalization Tax Exemption Program.

If you have questions about an application that has already been approved, questions about the tax abatement received, or general questions about your property taxes, please call the County Assessor's office at 712-279-6535.



Created By:  
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**CITY OF MOVILLE**  
**COMMUNITY**  
**DEVELOPMENT PROJECT**

**URBAN**  
**REVITALIZATION**  
**TAX ABATEMENT**  
**PROGRAM**



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## WHAT IS THE URBAN REVITALIZATION TAX ABATEMENT PROGRAM?

The Iowa State Code (Chapter 404) authorizes cities to abate property taxes for qualified improvements to real estate that is located within designated urban revitalization areas.

The City of Merville has created a city-wide urban revitalization district to encourage either neighborhood reinvestment or new housing production. For additional information you can call or stop in at City Hall.

## WHAT IS A QUALIFIED IMPROVEMENT?

Qualified improvements include:

- New Construction
- Rehabilitations that add value to a home
- Additions to existing homes

Please Note: not all “improvements” add value to a home. Adding a new roof or painting a home, for example, rarely increases the taxable value of a home. This program requires that you add value to your property. For residentially assessed property you must add at least 10%, for commercially assessed property you must add at least 15% to the base value. If you have questions about what adds taxable value to a residence for urban revitalization purposes, please call the County Assessor’s Office at 712-279-6535.

## WHAT PROPERTIES QUALIFY?

Residential (both single and multi family), and commercial properties may take advantage of the tax abatement.

\*Because it is a TIF district, new home construction in “The Ridge” does not qualify for the Tax Abatement program.

## WHEN AND HOW DO I APPLY?

The application must be approved by the City Council and filed with the County Assessor by February 1 of the year in which the property claimed for exemption is first assessed for taxation, or the 2 following years. Applications are due at City Hall by 5:00 pm on January 15<sup>th</sup>, to ensure adequate time for approval.

You can obtain an application at City Hall 21 Main Street in Merville or go online to [www.visitmerville.com](http://www.visitmerville.com) and click on Urban Revitalization Project. Then go to Urban Revitalization application.

The application takes less than 5 minutes to complete and the City Clerk will be available to assist you. You will be asked to estimate the cost of your improvements. Unfortunately not every dollar you spend will increase your property’s value. The County Assessor makes the final determination of how much value has been added to your property.

You will choose which tax abatement schedule you would like to receive. The program offers two schedules. Once you have selected a schedule and applications have been approved by the City Council, your selection may not be changed.

**Schedule 1:** Provides a gradual abatement over a 10 year period on a declining scale from 80% exemption in year 1 to 20% exemption in year 10.

**Schedule 2:** Provides 100% exemption over three years.

## CAN APPLICATIONS BE DENIED?

Yes. Applications can be denied under the following circumstances:

- Your improvements were completed after the urban revitalization area expired.
- Your property is not located in a designated urban revitalization area.
- Your application was submitted after the required deadline.
- The improvements you made to your property did not meet the county’s regulation or did not add taxable value to your property.

## CAN ALL OF MY PROPERTY TAXES BE ELIMINATED?

No. You will still pay taxes on the base value of the property before you made the improvements. In fact, your base property taxes can increase or decrease during the life of the urban revitalization district. This normally occurs when the County Assessor re-evaluates property values within your neighborhood.

## HOW OFTEN DO I HAVE TO APPLY?

If you make no additional improvements to your property, you will only need to file one application in the year in which your improvements were completed.

If you make multiple improvements over many years, you may submit an application each year that you make qualifying improvements to your property.