

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 best "guesstimate" of the 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 Menville City Hall at 712-873-3545 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 712-2798-6505



CONTACT US

Menville City Hall
21 W. Main Street
Menville, IA 51039
712-873-3545
Menville@wiatel.net
www.visitmenville.com

URBAN REVITALIZATION TAX ABATEMENT PROGRAM

*Community Development
Project*

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 neighborhood reinvestment and/or new housing construction. For additional information you can call or stop 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% to the actual assessed value, for property assessed as commercial, agricultural or multi-family you must add at least 15%. If you have questions about what adds taxable value to a residence for Urban Revitalization purposes, lease all the County Assessor's Office at 712-279-6505.

What properties qualify?

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

* Any improvements in a TIF district, including new home construction in "The Ridge" do 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 two following years.

Applications are due at City Hall by 4:00pm on January 15th to ensure adequate time for approval. Application are at City Hall 21 W. Main Street, Merville or online at visitmerville.com under the City Hall tab. The short application form is simple to complete and City staff can 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.

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 every year that you make qualifying improvements to your property.

Abatement Schedules:

Residential: 100% exemption from taxation on the first \$75,000 of Actual Value Added by the Qualified Improvements over 5 years.

Commercial-Multi-Residents-Agriculture:

Schedule 1: 100% exception from taxation on the Actual Value Added by the Qualified Improvements for a period of three years.

Schedule 2: Declining percentage over 10 years (details in application).

Can application be denied?

Yes. Applications can be denied if:

- Your improvements were completed after the urban revitalization area expired.
- your property is not located in the 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.