



City of
Independence
Missouri

Introduction

Because you own or are considering owning a property located in the Fairmount-Carlisle Redevelopment Area you are entitled to an abatement of your real estate taxes, provided you complete the rehabilitation requirements described in this program.

Essentially, this means that you will not pay real estate taxes on redeveloped property for 25 years as described below. If you sell the property, the new owner is entitled to an abatement on the home (excluding land assessment) for the stated period.

Year 1 - 10: 100% abatement
Year 11-25: 50% abatement

This brochure will explain the requirements of the program and answer some basic questions. For more information call the Tax Abatement Administrator at 816-325-7109, send an email to jleipzig@indepmo.org or stop by the Community Development office at 111 E. Maple, Independence, MO 64050.

Program Basics

The Fairmount-Carlisle Redevelopment Corporation or City Staff is able to assist you in determining if your property is located in the redevelopment area.

In addition to standard rehabilitation of an older structure, the program can be used with new construction, such as a room addition or landscape improvements, provided the construction project conforms to the Fairmount-Carlisle 353 Redevelopment Plan.

The tax abatement can be used in connection with other housing programs and renovation or remodeling programs available through the City of Independence to accomplish rehabilitation and/or improvement of an eligible property.

You may also qualify for other housing programs.

For more information call the City of Independence Community Development Department at 816-325-7109.

Program Guidelines

The minimum base project amount allowed for essential repairs or construction is \$3,500 or the net present value of the tax abatement figured over a 25-year period, whichever is greater. There is no maximum amount.

Generally, any repair that improves the safety and health of the occupants is acceptable.

Once a base project requirement is established, additional improvements such as fencing can be included.

In general, base projects affect the major systems of the home.

Redevelopment corporation staff can assist you in determining your base project requirement.

The property owner can employ an architect or consultant to prepare the proposal.

If deemed necessary by the redevelopment corporation staff, other exhibits may need to be submitted.

The redevelopment corporation staff can assist you with any of these items. These exhibits will depend upon the condition of the property.

Base Projects

Structural repairs

Chimney repairs

Structural additions

Adding a bath

Finishing an attic or basement

Repair of termite damage

Permanent appliance installation

New exterior siding

Repair/replace furnace

Repair/replace central air

Repair/replace electrical system

Repair/replace plumbing

Repair/replace roof and guttering

Emergency conservation improvements

Major landscaping to increase value

Accessibility improvements

New walks and driveways

Paved off-street parking

Interior and exterior painting

Summary of the Application Process

The following represents a typical application and approval process. This process may vary according to individual circumstances.

- The property owner receives a copy of the Fairmount-Carlisle Tax Abatement Program Guidelines, informational brochures and materials, and completes a pre-application.
- The property is inspected by the Tax Abatement Administrator to identify deficiencies and recommend improvements. (Forms are provided).
- The Tax Abatement Administrator assists the homeowner to complete the required exhibits for submission.
- The Tax Abatement Administrator will assist the applicant in determining the Base Project requirements.

The Tax Abatement Administrator prepares the write-up and cost estimate and any required architectural exhibits. In some cases, the applicant can complete the work by themselves.

All work write-ups are approved by the City of Independence for conformance with code compliance and Fairmount-Carlisle Tax Abatement Program Guidelines. Work may not proceed until a "Notice to Proceed" is granted.

Upon Completion, all work is inspected and a Certificate of Final Inspection is granted.

The Fairmount-Carlisle Redevelopment Corporation shall approve all applications for tax abatement.

Certificate of Tax Abatement is issued to the applicant.

Variations: In the event of practical and necessary hardship, the Fairmount-Carlisle Redevelopment Corporation may vary some of the requirements depending upon individual circumstances.

Review/Appeals: All completed work will be reviewed by the Housing Services Administrator and/or City staff to ensure that the recommended rehabilitation work is completed.

City of Independence
Community Development Department
111 East Maple Street
Independence, MO 64050
(816) 325-7109
www.independencemo.org

The Fairmount-Carlisle Tax Abatement Program



**Fairmount-Carlisle
Redevelopment Corporation**

City of Independence