



## Neighborhood Reinvestment Act Commercial Façade Tax Reimbursement Incentive

*\*Ordinance No. 15345*

The City of Jefferson has authorized a Commercial Façade Improvement program to enhance the aesthetics of the City by improving the facades of older commercial buildings. Funds are limited, subject to annual Council appropriation and are available first-come first-served basis.

### **Eligible Real Estate:**

1. The property must be in a commercial zone and the building to be improved must be used, at the time the application is made, for a purpose which would require a commercial zone (hereinafter referred to as "commercial use").
2. The residential structure located on real property constructed before December 31, 1959.
3. The real property including the residential structure has a fair market value of \$40,000.00 at time of application.
4. The property does not have any delinquent taxes, liens, assessments, or other fees due to the City.
5. Owner(s) have committed to spending no less than \$10,000.00 for rehabilitation of the property.
6. Improvement projects must meet appearance guidelines published by the Historic Preservation Commission.
7. Plans for building/façade improvements must be approved by the Façade Improvement Committee.

### **Commercial Façade Improvement Incentive**

Maximum tax reimbursement incentive is \$3,000.00 per year for 3 years. If the upper floors of the building are also in occupied as residential or commercial space, the owner may apply for and receive tax reimbursement for an additional two years. Requests for reimbursements shall be submitted to the Department no later than June 30<sup>th</sup> each year.

The first year an owner may be eligible for real estate tax reimbursement shall be either the year in which the owner completes the approved façade improvements to the property, or the following year, at the owner's election. The tax reimbursement shall be pro-rated, if the owner chooses to select the year of completed façade improvement as first year of reimbursement.

Applications are available at City Hall from Planning and Protective Services or online at [www.jeffersoncitymo.gov](http://www.jeffersoncitymo.gov). Completed applications should be returned to:

Jayne Abbott, Neighborhood Services Coordinator  
320 E McCarty St  
Jefferson City, MO 65101  
(573) 634-6410  
[jabbott@jeffcitymo.org](mailto:jabbott@jeffcitymo.org)

Individuals should contact the ADA Coordinator at (573)634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.



**City of Jefferson  
Neighborhood Reinvestment Act  
Commercial Façade Program Application Form**

**Name** \_\_\_\_\_  
**Address** \_\_\_\_\_  
**Telephone** \_\_\_\_\_  
**E-Mail** \_\_\_\_\_

**Property Information:**

Address of Property: \_\_\_\_\_

Year Built: \_\_\_\_\_ Date Purchased: \_\_\_\_\_ Fair Market Value: \$ \_\_\_\_\_

Are the Upper Floors Occupied?  Yes  No  N/A Will Upper Floors Be Renovated?  Yes  No

Proposed Use of Property Following Renovation: \_\_\_\_\_

Estimated Project Cost: \$ \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_

For the First Reimbursement Request, I Elect to:

- Pro-Rate the Taxes for the Year Façade Improvement Project was Completed; OR  
 Wait for the Following Tax Year to Obtain Full Amount of Reimbursement.

**Documentation:** Return this form with the following attachments:

- Itemized estimate of project costs including scope of work, renderings/2-scale drawing, list of materials and paint swatches/colors.  
 Current photos of property

**Certification By Owner/Applicant**

The Owner/Applicant certifies that all information in this application, and all information furnished in support of this application is given for the purpose of certifying to the City of Jefferson eligibility for the Commercial Façade Program and was completed to the best of the Applicant's knowledge and belief. Verification of any information contained in this application may be obtained from any source named herein. I understand funding for this program is subject to annual appropriation by the City Council.

\_\_\_\_\_  
**Signature of Applicant**

\_\_\_\_\_  
**Date**

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