



## Neighborhood Reinvestment Act Residential Incentive Programs Real Estate Tax Reimbursement Incentive

*\*Ordinance No. 15345*

The City of Jefferson has authorized a real estate tax reimbursement incentive program to enhance, encourage and support reinvestment in the City's core. Funds are limited, subject to annual Council appropriation and are available first-come first-served basis.

### ***Eligible Real Estate:***

1. Areas of eligibility include Old Town District and properties located adjacent to and east of the Old Town District. Boundary map may be viewed at [www.midmogis.org/ReinvestmentAreas/](http://www.midmogis.org/ReinvestmentAreas/).
2. The residential structure located on real property constructed before December 31, 1959.
3. Residential structure includes owner occupied detached single family dwelling or dwelling constructed as a duplex containing no more than two residential units.
4. The real property was purchased from a third party in a good faith, arms-length transaction.
5. The residential structure on the real property has either been vacant or used for some other purpose other than an exclusively owner-occupied single family residence during 180 days preceding the date of purchase.
6. The real property including the residential structure has a fair market value of no more \$150,000.00 at the time of purchase.
7. The property has not been previously assisted with the program in the past 10 years.
8. The property does not have any delinquent taxes, liens, assessments, or other fees due to the City.
9. The eligible structure is occupied by the owner as the owner's primary residence.
10. Owner makes application for any reimbursement within 30 days following the end of the calendar year during which the property was purchased;

### **Tax Reimbursement Incentive**

Maximum tax reimbursement incentive is \$2,000.00 per year for 5 years. Requests for reimbursements shall be submitted to the Department no later than June 30<sup>th</sup> each year.

The owner of the real estate shall agree to permit the City to recapture the full amount of any tax reimbursements made if the owner ceases occupying the property as the owner's primary residence within 5 years of the date when the owner first becomes eligible to participate in the program. The owner shall further agree to permit the City to assert a lien on the real estate in form of a Deed of Trust in the amount of the previous year real estate tax amount times five as an estimate of reimbursements made to the property owner.

Applications are available at City Hall from Planning and Protective Services or online at [www.jeffcitymo.org](http://www.jeffcitymo.org). Completed applications should be returned to Jayme Abbott, Neighborhood Services Coordinator at 320 E McCarty St (City Hall, lower level) Jefferson City, MO 65101.

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**  
**Residential Incentive Programs**  
**Real Estate Tax Reimbursement Application Form**

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

**Property Information:**

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

Year Built: \_\_\_\_\_ Type of Dwelling:  Single Family Residence  2 Unit Duplex

Use of property 180 days prior to acquisition:  Rental  Vacant/Abandoned  Other \_\_\_\_\_

Date Purchased: \_\_\_\_\_ Date Occupied: \_\_\_\_\_ Fair Market Value: \$ \_\_\_\_\_

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

- Final HUD Settlement Statement/Closing Statement
- Notarized Statement of Use of Property Prior to Purchase from Seller

**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 Tax Reimbursement 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.

The Owner/Applicant covenants and agrees that as a further condition to participating in this program, the owner of the real estate shall agree to permit the City to recapture the full amount of any tax reimbursements through Deed of Trust if the owner ceases to occupy the property as his/her primary residence within five years of the date when the owner first becomes eligible to participate in the program.

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

Completed applications should be returned to:  
*Jayne Abbott, Neighborhood Services Coordinator*  
*320 E McCarty St*  
*Jefferson City, MO 65101*

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