

Residential In-Fill Construction Incentives

Properties within the city limits may be eligible for the Neighborhood Revitalization Plan which rebates a percentage of property taxes over a 10-year period. Locating a new home inside the City within an existing neighborhood is often the preferred choice of new homeowners. Since these neighborhoods are established, there is little uncertainty about unknown nearby developments. Streets, water, and sewer are in place and already paid for. Local businesses, schools, parks, and other amenities are often within walking distance. Sometimes it's a little more complicated to build on an in-fill lot, but well worth the effort. To encourage building of new homes in established neighborhoods, the City offers incentives through the Residential In-Fill Construction Incentive Program for properties within the City limits.

- ❖ The City of Fort Scott provides incentives to encourage building new residential structures within city limits on lots already served by water and sewer.
- ❖ Properties must be zoned for residential use.
- ❖ Eligible structures include single-family homes, duplexes, and multi-family structures.
- ❖ Incentives are the refunding to the property owner up to \$1500 in building permit fees, and refund of water/sewer tap fees.
- ❖ There are no income requirements for property owners, homebuyers or tenants of the newly-constructed structures.

To receive the incentives, the property owner must complete and submit an application to the City Planning Department within 60 days after the building permit is issued. Planning staff will review the application and the property will receive notice of eligibility. Within 60 days after the Certificate of Occupancy is issued, the property owner submits a "Request for Refund" to the planning department. Eligible refunds will be mailed to the property owner within 30 days.

To learn more about the incentive program, visit our website www.fscity.org/housing or contact the Planning Department at 620.223.0550.

Request for In-Fill Lot Development Incentives Application

Property Owner's Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Daytime Phone: _____

Evening Phone: _____

Email Address: _____

Infill Property Address: _____

Return to the City of Fort Scott Planning Department | 123 S. Main Street, Fort Scott, KS 66701