

CAMPBELLSVILLE TAX MORATORIUM PROGRAM

Revised 11-18-04

Revised 6-13-19

Final 1-26-20

The Tax Moratorium is an economic incentive program providing a tax assessment moratorium to owners of rehabilitated residential or commercial properties within the Campbellsville Main Street Area. This incentive is in the form of a five-year tax assessment moratorium on city real estate taxes on the rehabilitated portion of the property.

Who is Eligible? Any individual, group, or corporation

What Properties are Eligible? Residential or commercial buildings that are at least 50 years old that are located within the Campbellsville Main Street Area

When Should the Owner Apply? The application must be received prior to commencement of work.

Are there costs involved? Yes, there is a \$25 application fee. There are no other charges.

What is the Period for Completing the Work? The owner has two years to complete rehabilitation, repair, restoration and/or stabilization work.

What Taxes does this Moratorium Effect? The moratorium applies to city portion of taxes only—not school, county, or other.

Where can I get more information about property taxes in general? Visit ~~www.teamtaylorcounty.com~~ www.campbellsvilledowntown.org or call 270-465-9636.

PROCEDURE

1. File application with the Historic Preservation Commission with the application fee of \$25 prior to rehabilitation, repair, restoration and/or stabilization work.
2. Staff and a PVA official will review property value assessment within thirty (30) days of application receipt.
3. Staff submits report to the Campbellsville/Historic Preservation Commission for action.
4. Applicant has two (2) years to complete the project.
5. After a two-year period, staff will review the projects progress.
6. Staff will bring project report to the Campbellsville/Historic Preservation Commission for action.
7. If the project is not complete, then the Owner may request an additional two (2) years to complete the project, or the Campbellsville/Historic Preservation Commission may void the initial approval.
8. Upon completion, staff will review and issue a Tax Moratorium Certificate good for a period of five (5) years.
9. After the Tax Moratorium expires in five years, the Property Valuation Administrator may reassess the property at full value.

SEND APPLICATION AND APPLICATION FEE TO:

(Please make checks payable to "Campbellsville Historic Preservation Commission")

Donna Logsdon, Main Street Director/
Campbellsville Historic Preservation Commission Staff
Campbellsville Historic Preservation Commission
205 N. Columbia Avenue
Campbellsville, KY 42718
(270) 465-9636
(270) 465-0607 fax
donnaglogsdon@gmail.com

**Commonwealth of Kentucky
REVENUE CABINET
Department of Property Taxation
APPLICATION
FOR
ASSESSMENT MORATORIUM CERTIFICATE**

NOTE:

This form must be filed with the proper administering agency of the county in which property is located 30 days prior to restoration or repair.

County: _____ Date Submitted: _____

1. Name(s) and mailing address of owner-applicant(s) in whose name title is vested:

2. Location and description of property:

_____ Commercial _____ Residential

a. Location _____

b. Age of property _____

c. General description of property _____

d. General description of proposed use _____

e. Time schedule for completion of project _____

f. If commercial, also list the fixed building equipment and a statement of the economic advantages expected from the moratorium and construction employment _____

g. General description of proposed work: _____

h. Applicant's estimate of Total Costs of rehabilitation or repair \$ _____

i. Applicant's estimate of fair cash value of property as of the date of application \$ _____

AFFIDAVIT AND OATH

I, _____, hereby swear (affirm) under penalty of perjury that I (we) am (are) the owner(s) of the property for which this assessment moratorium is sought; and that all information contained in this application is true and correct.

Signature of Applicant _____ Date _____

RESERVED FOR OFFICIAL USE

This application is _____ approved _____ disapproved

The Application fee has been submitted _____ yes _____ no

Agent of Authorized Agency _____ Date _____

~~Campbellsville Renaissance~~/Campbellsville Historic Preservation Commission
Authorized Agency

Property Valuation Administrator's Appraisal \$ _____

Date _____

EXPLANATION

1. Section 172B of the Kentucky Constitution provides:

The general Assembly may provide by general law that the governing bodies of county, municipal, and urban-county governments may declare property assessment or reassessment moratoriums for qualifying units of real property for the purpose of encouraging the repair, rehabilitation, or restoration of existing improvement thereon. Prior to the enactment of any property assessment or reassessment moratorium program, the General Assembly shall provide or direct the local governing authority to provide property qualification standards for participation in the program and a limitation on the duration of any assessment or reassessment moratorium. In no instance shall any such moratorium extend beyond five years for any particular unit of real property and improvements thereon.

2. “Assessment or reassessment moratorium” means the act of deferring the added value of the improvements from the taxable assessment of qualifying units of real property for a maximum period of five (5) years.

3. “Local Government” means a city, county, municipal, or urban-county government.

4. Qualifying Units:

“Commercial Facility” – Any structure the primary purpose and use of which is the operation of commercial business enterprise and which is twenty-five (25) years old or older.

“Existing Residential Building”—A residential building which has been in existence for at least twenty-five (25) years and use of which is to provide independent living facilities for one (1) or more persons.

5. “Effective Date”—The assessment or reassessment moratorium shall become effective on the assessment date next following the issuance of the moratorium certificate by the administering agency.

6. Procedure for Assessment or Reassessment Moratorium:

(a) An application shall be filed with the proper administering agency thirty (30) days prior to rehabilitation, repair, restoration, and/or stabilization.

(b) Once the application is approved, it is sent to the property valuation administrator who will make an appraisal of subject property at its fair cash value as of the date of the application.

(c) The applicant shall have two (2) years in which to complete the improvements unless granted an extension by the administering agency. In no case shall it be extended beyond two (2) additional years.

(d) Any application for a moratorium not acted upon shall be void two (2) years from the date of application and shall be removed from the files.

(e) The applicant shall notify the administering agency when the repair, rehabilitation, or restoration is completed.

(f) Once the administering agency is notified of completion, it shall conduct an on-site inspection of the subject property for purposes of verifying improvements and then shall issue the moratorium certificate to the applicant which will be good for five (5) years only to those local governments that have adopted or created a moratorium program. (See “Effective Date”)

7. An assessment of reassessment moratorium certificate may be transferred or assigned by the holder of the certificate to a new owner or lessee of the property.

8. Statutes, which deal with assessment or reassessment moratorium, include KRS Chapter 99, KRS 132.010, and KRS 132.190.

CAMPBELLSVILLE HISTORIC PRESERVATION COMMISSION

REQUEST FOR ADDITIONAL INFORMATION

(This is not a required element of the Tax Moratorium program. The information provided will be stored in the archives of the Historic Preservation Commission's Historic Resources Inventory.)

Name/Property Address: _____

Mailing Address: _____

Phone: _____

Exact or estimated date of construction: _____

Builder/Architect/Designer: _____

Estimated dates of significant changes (i.e. replaced windows, replaced porch, additions, vinyl/aluminum siding)

Change	Date
_____	_____
_____	_____
_____	_____

(If you need more room, please continue on a separate sheet of paper.)

Please list outbuildings and their estimated dates of construction (i.e. garages, sheds, outhouses, smoke houses, guest houses, well houses, barns, etc.)

Outbuilding	Date
_____	_____
_____	_____
_____	_____

(If you need more room, please continue on a separate sheet of paper.)

Please relate any history you know about the building, its builder/designer, its occupants, or related events.