

CHAPTER 27
WINCHESTER CITY CODE

DIVISION 4. SUBSTANTIALLY REHABILITATED HISTORIC PROPERTY

SECTION 27-28. HISTORIC REHABILITATION DEFINITIONS.

For the purpose of this division, the following words and phrases shall have the meanings, respectively ascribed to them:

- (a) **SUBSTANTIALLY REHABILITATED RESIDENTIAL REAL ESTATE**, shall mean any residential real estate within the Historic Winchester District (HW), as defined by Article 14 of the Zoning Ordinance of the City of Winchester, 1976, as amended, or included on the National Register of Historic Places, upon which there is an existing structure which is no less than twenty-five (25) years old, and which has been so improved as to increase the assessed value thereof by no less than forty percent (40%), without increasing the total square footage outside of the existing structure by more than fifteen percent (15%). For sites included on the National Register of Historic Places and outside the Historic Winchester zoning district, the exemption shall only be considered in conjunction with a project qualified for state and/or federal tax credits.
- (b) **SUBSTANTIALLY REHABILITATED COMMERCIAL OR INDUSTRIAL REAL ESTATE**, shall mean any commercial or industrial real estate within the Historic Winchester District (HW), as defined by Article 14 of the Zoning Ordinance of the City of Winchester, 1976, as amended, or included on the National Register of Historic Places, upon which there is an existing structure which is no less than twenty-five (25) years old, and which has been so improved as to increase the assessed value thereof by no less than forty percent (40%), without increasing the total square footage outside of the existing structure by more than fifteen percent (15%). For sites included on the National Register of Historic Places and outside the Historic Winchester zoning district, the exemption shall only be considered in conjunction with a project qualified for state and/or federal tax credits.
- (c) **AMOUNT OF EXEMPTION**, shall mean an amount equal to the increase in assessed value resulting from the rehabilitation of the structure as determined by an onsite assessment by the City's Assessment Contractor, and this amount only shall be applicable to assessment commencing on the first day of January of the year following the rehabilitation. An increase in assessment occurring after the first year of such rehabilitation exemption shall not result in an increase in such exemption.
- (d) **TAXABLE YEAR** shall mean the calendar year from January first through December thirty-first for which such real property tax is imposed or exemption claimed.

SECTION 27-28.1 EXEMPTIONS DECLARED.

The purpose of this division shall be to provide real estate tax exemptions for substantially rehabilitated residential, commercial, or industrial real estate for a period of ten (10) years, commencing on January first of the year following completion of such rehabilitation.

SECTION 27-28.2. ELIGIBILITY REQUIREMENTS.

Exemptions pursuant to this division shall not become effective unless the persons owning such property have:

- (a) Prior to commencement of the rehabilitation of the property, obtained the required building permit and applied for the herein prescribed exemption on a form approved by the Real Estate Administrator. Application for exemption must be filed before the work designated by the building permit is begun.
- (b) Paid to the Treasurer an application processing fee in the amount of twenty dollars (\$20.00). No application for the exemption approved by this article shall be deemed to have been filed until the fee herein imposed has been paid.
- (c) Upon receipt of the application for exemption and prior to commencement of the rehabilitation of the property, the Real Estate Administrator shall determine within ten (10) working days of receiving the application for exemption the assessed value of the property to be rehabilitated, based on the current assessment records of the City as of January 1 of the application year. Such assessment shall serve as the basis for the subsequent calculation as to the percentage of increase in assessed value resulting from the rehabilitation of the structure.
- (d) Within ten (10) working days after issuance of a final Certificate of Occupancy for the rehabilitated structure, contacted in writing the Real Estate Administrator to have the City's Assessment Contractor assess the fair market value of the renovation improvements, and such value will be reflected in the real estate tax assessment records by the Commissioner of the Revenue's Office within thirty (30) days.
- (e) Submitted the application for exemption prior to January first of the taxable year for which such exemption is claimed.
- (f) Eligible projects must be completed within two (2) years from the date of acceptance by the Real Estate Administrator. Proof of completion must be in the form of a Certificate of Occupancy or Certificate of Completion from the Building Official and Zoning Administrator. An extension of one year to the two (2) year timeline may only occur upon written request to the Real Estate Administrator no later than 30 days before the initial application expiration.

***** OFFICE USE ONLY *****

Account No: _____ Tax Map No: _____

Application Fee Received on Date: _____ (Revenue Code 111-0000-313.03-31)

Building Permit Obtained on Date: _____

NOTE: The following assessment values include improvements only, excluding Land values.

Current Improvement Assessment: \$ _____ (As of January 1 of the Application Year)

Current Assessed Square Footage: _____ (As of January 1 of the Application Year)

Verified by Real Estate Administrator on date: ____/____/____

Real Estate Administrator notified by Owner of Final Certification of Occupancy on date: ____/____/____

City's Assessment Contractor to assess improvements post-rehabilitation:

Date of Post Rehabilitation Assessment: ____/____/____

Post Rehabilitation Assessment: Improvements: \$ _____ Square Footage: _____

Improvement value increased by _____ % (no less than 40%)

Square footage outside of the existing structure increased by _____ % (no more than 15%)

Exemption Approved: ____ Yes ____ No Date: _____

Value of Tax Exemption: \$ _____

If approved, effective dates of tax exemption: Start Year _____ End Year _____

Real Estate Administrator Signature: _____ Date: _____

Comments: _____
