

Harmony Economic Development Authority

New Home Rebate Program – Guidelines

It is the goal of this program to increase the housing stock and number of living units within Harmony; all rebates must demonstrate the ability to meet this goal.

- Cash rebate of up to \$20,000 per project, based on estimated taxable value of home. Condominiums, townhomes, twin homes, or other residential structures with zero lot lines are eligible provided they are constructed to be owner-occupied and each unit is divided into separate tax parcels.
- Rebate must be approved before any work begins.
- For owner-occupied residential properties only. Both new construction and renovation projects are eligible.
- Only one rebate per original lot will be awarded, regardless of how many new owner-occupied units are constructed on the original lot.
- Projects must increase the taxable market value of the property by at least \$40,000.
- EDA loan committee will review/approve each application, forwarding any questionable applications to full EDA for approval.
- FOR NEW CONSTRUCTION: Rebate paid once 100% of exterior features are complete (roof, siding, soffits, windows, doors, etc...), except when loan committee determines application will fall between rebate scales in which case the applicant will receive the rebate amount for the rebate bracket below, and the remaining rebate amount upon verification via final appraisal of property by county assessor.
- FOR RENOVATION PROJECTS: Rebate paid once 100% of the renovations are complete, all other criteria have been met, and a final property market value has been determined by the county assessor. Rebates for renovation projects will be awarded based on the increase in the final assessed value. Renovations must be of currently vacant or seriously dilapidated homes; rebates will not be awarded for projects such as finishing basements, kitchen remodels, additions, or other normal home maintenance or improvement projects as determined by the City.
- Rebates given until funds are gone or City ends program. Program will be reviewed at least annually.
- Rebate paid to applicant, unless directed otherwise by applicant.
- Spec and model homes qualify.
- There are no age, race, income, or residency limits/restrictions.
- Rebate recipient must be current on all city obligations (taxes, utilities, zoning issues, etc...) and EDA reserves right to deny application based on past history.

Rebates will be issued on a sliding scale as follows:

<u>Increased Taxable Value</u>	<u>Rebate Amount</u>	<u>Increased Taxable Value</u>	<u>Rebate Amount</u>
\$40,000 - \$60,000	\$1,500	\$250,001 - \$275,000	\$10,250
\$60,001 - \$80,000	\$2,000	\$275,001 - \$300,000	\$11,500
\$80,001 - \$100,000	\$2,500	\$300,001 - \$325,000	\$12,750
\$100,001 – \$125,000	\$3,200	\$325,001 - \$350,000	\$14,000
\$125,001 - \$150,000	\$4,200	\$350,001 - \$375,000	\$15,250
\$150,001 - \$175,000	\$5,400	\$375,001 - \$400,000	\$16,500
\$175,001 - \$200,000	\$6,600	\$400,001 - \$450,000	\$17,750
\$200,001 - \$225,000	\$7,800	\$450,001 - \$500,000	\$19,000
\$225,001 - \$250,000	\$9,000	\$500,001+	\$20,000

ALL projects must be approved by the EDA prior to ANY construction work beginning
The EDA retains the right of ultimate right of review for each application and may deviate from the above criteria if it deems doing so is in the best interest of the community.