The Neighborhood Revitalization Program enables participating taxing entities (City of Topeka, Shawnee County, USD 501, 345, 437, 450, Washburn Univ, TSCPL, TMTA, MTAA) to offer property tax rebates that help stimulate investment in Topeka’s Intensive Care/At Risk neighborhoods. A 10-year property tax rebate may be given based on the increase in appraised value caused by improvements on a property in the targeted area. (95% rebate for the first 5 years and 50% for final 5 years.) “Intensive Care”, historic properties/districts and new residential housing will receive a 95% rebate for the full 10 – year period.

Q. How does the tax rebate work?
A. The tax rebate is a refund of the new property taxes caused by any improvement increasing your property tax by at least 10% for residential and 20% for commercial. Taxes relating to the pre-improvement value on the property are not rebated. All taxes must be paid first. Rebate checks are typically mailed within 60 days after the tax deadline.

Q. What kind of improvements will increase the assessed value?
A. New construction, additions, and major rehabilitations will increase the assessed value. Maintenance generally will not increase the assessed value, unless there are several major repairs completed at the same time.

Q. Are there incentives for historic preservation projects?
A. The program offers an additional benefit to structures listed on the National, State, or Local Registers. Qualifying projects will receive a 95% rebate for the full 10 year period.

Q. What is a “qualified improvement?”
A. Qualified improvements include any construction, rehabilitation or additions that increases the appraised valuation of the property by more than 10% for residential” and by more than 20% for commercial as determined by the Shawnee County Appraiser’s Office.

A qualified improvement must:
- Be in the rebate area (see map)
- Conform with the City of Topeka’s Zoning Ordinance, design standards and Comprehensive Plan.
- Conform with other applicable building codes, rules and regulations and secure a building permit. Contact the City’s Development Services Division at 785-368-3704 for building permit information.

Q. How do I apply?
A. Applications can be obtained from the Planning & Development Department. Applications must be made prior to applying for or within 60 days of issuance of a building permit or initiation of construction if a building permit is not required for the work.

Q. What else should I know?
A. Improvements to the property must remain in good standing throughout the rebate time period. You are required by law to claim the rebate as income on your Federal and State income taxes.

Questions / More Information
Planning & Development Department
620 SE Madison Avenue, 3rd Floor, Topeka, KS 66607
Annie Driver, AICP
Land Development Coordinator
(785) 368-1611/ adriver@topeka.org
www.topeka.org/planning

Properties located in the Downtown Core Redevelopment District (TIF) remain eligible for participation in the NRP program.

A 10-year property tax incentive to encourage the improvements in the City of Topeka’s high priority neighborhoods for reinvestment.
Program Highlights

- Approximately $432,320,500 of private investment (1995-2018)
- Total rebates paid (1995-2016) approximately $43.3 million
- Approximately $136 million invested Downtown (1995-2018)
- Approximately 19.3 million new tax dollars generated (2006-2016)

Notable Projects

- Echo Ridge—21st and California
- Jackson St. Lofts –8th and Jackson
- Dillon House—404 SW 9th