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. 10-year property tax rebate may be given based on the increase in appraised value caused by improvements on a property in the Target Area boundary.

**Standard Rebate:** 95% rebate for the first 5 years and 50% for final 5 years.

“**Standard Plus 10 Rebate:** “Intensive Care”, historic properties/districts and new residential housing receive a 95% rebate for the full 10 – year period.

**Standard Plus 20 Rebate:** Major projects (minimum $10,000,000) eligible for a 95%, up to 20 year rebate upon Governing Body approval.*

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**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.

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

- Approximately $464 million private investment (1995-2021)
- Total rebates paid (1995-2021) approximately $56.8 million
- Approximately $149 million invested Downtown (1995-2021)
- Approximately 29.6 million new tax dollars generated (2006-2020)

Notable Projects

St. Joseph Lofts—SW 3rd and Van Buren

Holliday Square—SW Topeka and 29th

418 SW Taylor