



## **POLICIES & PROCEDURES**

### **APPLICATION FEE:**

0.5% of the cost of building materials associated with an Enterprise Zone Project, not to exceed \$50,000 per project. Minimum charge of \$25.00

Residential use is exempt of application fee except for homes being built in new subdivisions.

### **EXPANSION OF ENTERPRISE ZONE:**

Property without a specific project - maximum of 50 acres of raw land with a development plan. Must be developed within a 5-year time frame or eligibility will be revoked.

Possibility of an additional 5-year extension with proven results (i.e. – documented proof of property marketing efforts; project development).

More than 50 acres of land is possible if the land is already improved with infrastructure (i.e. - roads, water, storm & sanitary sewers).

### **EXTENSION OF BENEFITS:**

**Industrial Projects:** Abatement for industrial property shall be at the rate of 100% of the value of the improvements for the first five (5) assessment years following the year in which the improvements are made, after which time full tax liability is re-established. However, industrial property may qualify for an additional real estate tax abatement of 50% of the value of the improvements for a maximum of an additional four (4) years following the first five assessment years of total real estate tax abatement. \*

**Commercial Projects:** Abatement for commercial property shall be at a rate of 100% of the value of the improvements for the first three (3) years following the assessment year in which each improvement is completed. However, commercial property may qualify for an additional three (3) year real estate tax abatement of 100% for the fourth year, 66% for the fifth year and 33% for the sixth year followed by a full property tax bill in the seventh and successive years. \*

- a) the abatement is allowed only for improvements, the nature and scope of which building permits are required and have been obtained; and,

**Residential Projects:**

Abatement for residential property within the area of the zone shall be at the rate of one hundred (100%) of the value of the improvements for the first three (3) years following the assessment years in which the improvement is assessed.

**\*Provisions for Industrial and Commercial Extensions:**

1. The project did positively construct in a timely fashion the physical improvements to real estate that were described in the Enterprise Zone application.
2. The project developed and maintained the number and quality of jobs described in the Enterprise Zone application.
3. That a petition for the extension of property tax abatement is filed in a timely manner so as to allow the Enterprise Zone Committee to have sufficient time to review and approve such a request prior to the issuance of a full property tax bill in the fourth year.
4. Compelling economic reason to grant the extension.
5. Use of local contractors and vendors (from within the 8 surrounding counties - Boone, Carroll, Jo Daviess, Lee, Ogle, Stephenson, Whiteside and Winnebago) and/or pay prevailing wages.