Neighborhood Revitalization Program
Osage County, Kansas



February 7, 2022
Osage County Economic Development
Revised: October 14, 2025
Osage County Appraiser and Land Development

The primary intent of the Kansas Neighborhood Revitalization Act is to provide communities with a long-term increase and stabilization in their property tax base by encouraging the rehabilitation or new construction which may not otherwise have occurred.

Qualifications
The following points are to be considered and should be followed to fully qualify and maintain eligibility in the program.

1. Prior to the commencement of construction, an "Application for Tax Rebate" must be completed and conditionally approved by the County Appraiser's office. The project should increase the value of the property more than 25%.

2. All Building permits must be obtained from the appropriate governmental entities if applicable.

3. Application for the property tax rebate must be filed within 30 days of the issuance of a corresponding building permit and prior to starting construction. All applicants applying for building permits should be advised of the Neighborhood Revitalization Program at the time of permit inquiry.

4. Any taxable property owned by an applicant must be current to date in tax payments.

5. Applicant is required to meet or maintain any other compliance mandates as required by Federal, State, or local governing authorities.

6. Only one rebate application per property may be submitted.

7. Residential properties with an increase of over $400,000 are not eligible.

8. Commercial properties with an expected increase of valuation over $1,000,000, will have to have approval from the Osage County Board of Commissioners prior to construction to participate.

9. 10% of the rebate will remain in the Neighborhood Revitalization Fund to help with the county's administrative cost.

10. During participation in the Neighborhood Revitalization Tax Rebate Program shall be required to keep tax payments and/or special assessments current. If delinquency occurs for any reason, the property's participation in the rebate program will be terminated. For taxes and special assessments, delinquency is defined as, "Any tax and/or special assessment that is not paid by the scheduled due date (December 20th and/or May 10th) and has entered into a period where interest is assigned as a penalty by the County for unpaid condition."

11. If the property taxes are appealed or are in the process of being appealed, then no rebate will be given until the appeal process is finalized. No application shall be considered for an improvement for which an unresolved tax protest has been filed.

12. All tax rebate awards will be based on the incremental increase in property tax valuation following the first full year after project completion.

13. Construction and/or renovation should be completed within twelve months after application approval. An extension can be granted by the Osage County Commissioners under special circumstances.

14. As to any improvement which is only partially complete as of the January 1st immediately following the County Appraiser and Governing Body's conditional approval under Part II of the Application to Qualify and to Participate the Owners(s) shall report such fact to the County Appraiser and shall complete Part III of the Application to Qualify and Participate. Such report shall be submitted by January 15th following January 1st. Failure to do so will result in the property being no longer eligible to participate in the Plan and Rebate program.

15. Within 15 days of completion, the applicant shall contact the Osage County Appraiser's Office to let them know they are completed.

16. Upon determination by the Osage County Appraiser's Office that the improvements meet the criteria for rebate and by the Osage County Treasurer's Office that the taxes and assessments on the property are not past due or delinquent, the Osage County Commission shall certify that the project and the application does or does not meet the requirements for a tax rebate and shall notify the Applicant and the Osage County Clerk's Office of the rebate percentage due for each year of the rebate period.

17. The Neighborhood Revitalization Tax Rebate is transferable one time upon consummation of a legitimate sales transaction. Transference of real property must be recorded in the Osage County Register of Deeds office. Rebates will continue to be awarded only if eligibility is maintained.

The current rebate scale for Residential/Commercial is as follows:

1st Year	90% / 80%
2nd Year	90% / 80%
3rd Year	90% / 80%
4th Year	90% / 80%
5th Year	90% / 80%
6''' Year	90% / 80%
7th Year	90% / 80%

*All rebates are exclusive of a 10% administration fee to remain in the Neighborhood Revitalization Fund.

In Pursuant to K.S.A. 12-2901 et. seq., Osage County requests that all governing bodies with taxation authority within Osage County participate in an Interlocal Agreement for Neighborhood Revitalization. The purpose of the Osage County Neighborhood Revitalization plan is to promote economic development through the Kansas Neighborhood Revitalization Property Tax Rebate Program. This opportunity can be enhanced by the participation of all municipalities in the county.

Affected municipalities in Osage County include:

- City of Burlingame
- City of Carbondale
- City of Lyndon
- City of Melvern
- City of Osage City
- City of Overbrook
- City of Scranton
- City of Quenemo

Affected Townships in Osage County Include:

- Elk
- Ridgeway

Affected Fire Districts in Osage County Include:

- Osage County Fire District #2
- Osage County Fire District #5

Governing bodies providing official signatures joining in the Interlocal Agreement attest to their support and willingness to participate in the Osage County Neighborhood Revitalization Tax Rebate Program.

The Osage County Neighborhood Revitalization Tax Rebate Program applies to all non-publicly owned areas of the County and corporate limits of all cities.

Eligible Property Types:
Residential, Commercial, Industrial, Historical Properties, and Agricultural Properties.

1. Rehabilitation, alterations, and additions to any existing residential structure except for accessory structures such as garages, gazebos, storage buildings, workshops, swimming pools, etc.

2. New construction of Residential, Commercial, and Industrial, except for accessory structures such as garages, gazebos, storage buildings, workshops, swimming pools, etc.

3. Applicants purchasing property pursuant to an installment contract and who has an equitable interest in the real property is eligible to apply. The applicant must demonstrate to the County that the applicant is contractually responsible for paying all the real property taxes.

4. Located within the county and within the designated revitalization area.

Improvements to existing or construction of new residential *accessory structures such* as *garages, gazebos, storage buildings, workshops, swimming pools, etc. shall NOT be eligible.*

Applications Process
A completed application must be filed with the County Appraiser's office to qualify for program participation. All required permits must be obtained from the appropriate governmental agencies prior to submitting the Neighborhood Revitalization Tax Rebate application. The application must be submitted before construction begins to qualify for program participation. An interior and exterior inspection may be required as a condition of the application approval and upon completion.

A non-refundable processing fee of $150.00 must be paid with the initial application. There will be an annual 10% of the rebate withheld by Osage County for the yearly processing fee which will be deducted from the program participant's annual rebate.

The county commissioners reserve the right to review, edit, or discontinue offering the program for new applicants at any time.

Property appraisal, valuation, and determination of tax liability are governed by separate authorities and are not part of the Revitalization Plan Process.

Contact Information
Osage County Land Development - 785-828-3347 or landdev@osageco.org
Osage County Appraisers Office - 785-828-3124 or mrooks@osageco.org or spape@osageco.org