

# How do I apply?

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- 1) An application (available from the Department of Planning & Building Codes and online) must be completed and submitted to the city.
- 2) A building permit **must be** obtained from the Planning & Building Codes Department prior to the commencement of the work.
- 3) Notification to the Planning and Building Codes department must be made upon the completion of the project, in order for the work to be inspected and approved. Documentation of expenditures must also be submitted. Only upon verification and approval of the qualifying work will a Moratorium Certificate be issued.
- 4) Franklin County PVA will assess or reassess the property.

# Is there a time limit for completion of the improvements?

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Yes. The project must be completed within two years of submittal of the application unless an extension is granted.

Please contact the planning staff of City Hall at **502-352-2094** or email your comments or questions to [gmuller@frankfort.ky.gov](mailto:gmuller@frankfort.ky.gov)

## City of Frankfort

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# CITY OF FRANKFORT



## *Property Tax Moratorium: for owners that improve older buildings*



*This Brochure is designed to educate property owners about the economic benefits of a city property tax moratorium.*

## What is the property tax moratorium?

The property tax moratorium defers the value of improvements to an existing building from the taxable assessment of the property for five years. In other words, your **City** property taxes continue to be based on the pre-improvement assessment for five years, rather than being raised to reflect a higher assessment resulting from improvements made to the property. However, this moratorium does not affect any other property taxes such as school, sheriff, etc.

If the property is sold within the five year time frame of the moratorium, it is transferable to a new owner of the property. This adds an incentive to the property when trying to sell to potential buyers.

The property owner may also be able to obtain more than one five-year tax moratorium on the same property, if the new application is at least 3 years after the expiration of the original moratorium. The new moratorium must be based on improvements that do not duplicate those completed under the previous moratorium.

## What types of improvements qualify?

There are several types of improvement work that can qualify a property for the tax moratorium. They are as follows:

- ✓ Restoration
- ✓ Rehabilitation
- ✓ Repair work
- ✓ Stabilization of property

In order to qualify, the type of work described above must equal at least 25% of the assessed value of the property.

## Is the moratorium limited to certain types of properties?

**Yes.**

**The building must be at least 25 years old;**

**or** within an area designated as an urban development area under KRS Chapter 99.

**All** work undertaken on buildings within the City's designated historic districts must comply with all applicable design regulations.