

Town of Greenville, NH

Community Revitalization Tax Relief Program

This tax incentive program is being offered to help revitalize Greenville. It was passed as a warrant article at the 2021 Town Meeting and affords property owners a delay in the increased tax assessment when they upgrade or replace a qualified structure – residential or commercial – within the Town's Downtown District. Buildings listed on or determined eligible for listing on the National Register of Historic Places or the state register of historic places may also qualify for this program.

Specifically, the town adopted the provisions of NH RSA Chapter 79-E, the Community Revitalization Tax Relief Incentive, which allows an owner of a qualifying structure who intends to substantially rehabilitate or replace such structure, to apply to the Greenville Board of Selectmen for tax relief. The property tax assessment on a qualifying structure which has been substantially upgraded and improved or replaced at the owner's expense will not increase as a result of the substantial rehabilitation or replacement for up to 5 years, beginning with the completion of the rehabilitation. The goal is to encourage the rehabilitation, replacement, or active reuse of underutilized buildings, and in so doing, promote a strong local economy.

Does your downtown or historic property need renovation or replacement, but you're worried about the potential increase in taxes if you improve it? If so, please contact the Town Administrator Tara Sousa in the Selectmen's Office, (603)878-2084, for details and an application. The documents contain everything you need to complete your application for tax relief. They are based on the requirements set forth in NH RSA Chapter 79-E. Simply fill out the application documents, take part in a public hearing with the Board of Selectmen and execute a covenant with the Town of Greenville. Please contact the Greenville Town Administrator with any questions. Thank you for your interest in the Community Revitalization Tax Relief Program.

Town of Greenville

COMMUNITY REVITALIZATION TAX RELIEF INCENTIVE (RSA 79-E) APPLICATION

		APPLICA	ITON				
		OFFICE US					
Date Application Submitted: Application & Fee (\$50) Received by:							
Building Information							
Building Name (if any):							
Building Address:							
Greenville Tax Map:	Lot:	Zoning District:		HCRD Book:	Page:		
Contact throughout this a	pplication pro	ocess will be made throu	igh the applic	cant listed below.			
The property owner may designate an agent as the coordinator for the project. This person (the applicant) shall attend public hearings, will receive comments, recommendation, staff reports, and will communicate all case information to other parties as required.							
The Property Owner may act as the Applicant. If so, list under Applicant's Name, "Owner", and complete the owner's information as requested.							
Applicant's Name:			Owner's N	ame:			
Address:			Address:_				
City:	State:	Zip:	City:	State	: Zip:		
Phone:	Fax		Phone:	F	ax:		
E-mail:			E-mail:				
Existing Building Inform	nation						
Existing Uses (describe current use, size, and number of employees):							
-							
Gross Square Footage of Building: Year Building was Built:							
Is the building listed on or eligible for listing on the National Register of Historic Places?							

Project Description					
Proposed Uses (describe use, size, and number of employees):					
		_			
Is there a change of use associated with this project?	☐ Yes	□ No			
Will this project include new residential units?	☐ Yes	□ No			
If yes, please describe:					
		-			
Will the project include affordable residential units?	☐ Yes	□ No			
If yes, please describe:		, A			
Has an abatement application been filed or has an abatement been awarded on this property within the past year? No					
Will any state or federal grants be used with this project?	□ Yes	□No			
If yes, describe and detail any terms of repayment:					
Replacement of Qualifying Structure					
Does the project involve the replacement of an historic qualifying structure?					
 If yes, the owner shall submit with this application the following: A New Hampshire division of historical resources individual resource inventory form, prepared by a qualified architectural historian. A letter from the Greenville Historic that identifies any and all historical, cultural, and architectural value of the structure or structures that are proposed to be replaced and the property on which those structures are located. 					
Note: The application for tax relief shall not be deemed to be complete and the governing body shall not schedule the public hearing on the application for replacement of a qualifying structure as required under RSA 79-E:4, II until the inventory form and the letter, as well as all other required information, have been submitted, if required.					

Public Benefit (RSA 79:E-7) In order to be a qualifying structure for tax relief under this program, the proposed substantial rehabilitation must provide at least one of the public benefits listed below. Any proposed replacement must provide one or more of the public benefits listed below to a greater degree than would a substantial rehabilitation of the same qualifying structure. Does the project provide the following public benefits? (Check all that apply) ☐ Yes ☐ No • Enhances the economic vitality of the designated area. If yes, please describe:__ If yes, please describe:_ ☐ Yes ☐ No Promotes development of the designated area, providing for efficiency, safety, and a greater sense of community, consistent with RSA 9-B. If yes, please describe:____ ☐ Yes ☐ No • It increases residential housing in urban or town centers. If yes, please describe:__ Other issues and matters applicant deems relevant to this request:______

Substantial Rehabilitation	
 Describe the work to be done and estimated costs. Attach additional sheets if necessary and any written construction estimates. Attach any project narratives, plot plans, building plans, sketches, renderings, or photog application. 	raphs that will help explain this
Structural:	\$
Electrical:	\$
Plumbing/Heating:	\$
Mechanical:	\$
Other:	\$
Total Estimated Project Cost:	\$
Expected project start date: Expected project completion	date:

Applicant/Owner Signature					
To qualify for this tax relief incentive, the costs of \$75,000, whichever is less.	f the project must be at least 15% of t	he pre-rehabilitation assessed value or			
I/we certify the estimated costs are reasonable a	and the costs of the project meet the al	bove requirement.			
Initial here:					
I/We understand that failure to meet this threshold or the listing unreasonable construction costs will result in the denial of the application and forfeiture of the application fee.					
Initial here:					
I/we have read and understand the Community Revitalization Tax Relief Incentive, RSA 79-E, and am/are aware that this will be a public process including public hearing to be held to discuss the merits of this application and the subsequent need to enter into a covenant with the Town and pay all reasonable expenses associated with the drafting/recording of the covenant. Initial here:					
The undersigned hereby certifies the foregoing in	nformation is true and correct:	- Heritadoria - 1990-1991 - 1990-1991 - 1990-1991 - 1990-1991 - 1990-1991 - 1990-1991 - 1990-1991 - 1990-1991			
5					
Signature	(printed name)	Date			
Signature	(printed name)	Date			
Signature	(printed name)	Date			
Signature	(printed name)	Date			

APPENDIX A

RSA 79-E:2 Definitions

- I. "Historic structure" means a building that is listed on or determined eligible for listing on the National Register of Historic Places or the state register of historic places.
- II. "Qualifying structure" means a building located in a district officially designated in a municipality's master plan, or by zoning ordinance, as a downtown, town center, central business district, or village center, or, where no such designation has been made, in a geographic area which, as a result of its compact development patterns and uses, is identified by the governing body as the downtown, town center, or village center for purposes of this chapter. Qualifying structure shall also mean historic structures in a municipality whose preservation and reuse would conserve the embodied energy in existing building stock. Cities or towns may further limit "qualifying structure" according to the procedure in RSA 79-E:3 as meaning only a structure located within such districts that meet certain age, occupancy, condition, size, or other similar criteria consistent with local economic conditions, community character, and local planning and development goals. Cities or towns may further modify "qualifying structure" to include buildings that have been destroyed by fire or act of nature, including where such destruction occurred within 15 years prior to the adoption of the provisions of this chapter by the city or town. In a city or town that has adopted the provisions of RSA 79-E:4-a, "qualifying structure" also means potentially impacted structures identified by the municipality within the coastal resilience incentive zone established under RSA 79-E:4-a.
- III. "Replacement" means the demolition or removal of a qualifying structure and the construction of a new structure on the same lot.
- IV. "Substantial rehabilitation" means rehabilitation of a qualifying structure which costs at least 15 percent of the prerehabilitation assessed valuation or at least \$75,000, whichever is less. In addition, in the case of historic structures, substantial rehabilitation means devoting a portion of the total cost, in the amount of at least 10 percent of the prerehabilitation assessed valuation or at least \$5,000, whichever is less, to energy efficiency in accordance with the U.S. Secretary of the Interior's Standards for Rehabilitation. Cities or towns may further limit "substantial rehabilitation" according to the procedure in RSA 79-E:3 as meaning rehabilitation which costs a percentage greater than 15 percent of pre-rehabilitation assessed valuation or an amount greater than \$75,000 based on local economic conditions, community character, and local planning and development goals.
- V. "Tax increment finance district" means any district established in accordance with the provisions of RSA 162-K. VI. "Tax relief" means:
- (a) For a qualifying structure, that for a period of time determined by a local governing body in accordance with this chapter, the property tax on a qualifying structure shall not increase as a result of the substantial rehabilitation thereof.
- (b) For the replacement of a qualifying structure, that for a period of time determined by a local governing body in accordance with this chapter, the property tax on a replacement structure shall not exceed the property tax on the replaced qualifying structure as a result of the replacement thereof.
- (c) For a qualifying structure which is a building destroyed by fire or act of nature, that for a period of time determined by a local governing body in accordance with this chapter, the property tax on such qualifying structure shall not exceed the tax on the assessed value of the structure that would have existed had the structure not been destroyed.
- VII. "Tax relief period" means the finite period of time during which the tax relief will be effective, as determined by a local governing body pursuant to RSA 79-E:5.

Source. 2006, 167:1. 2009, 200:5-7. 2010, 329:1, 2. 2011, 237:1, 2, eff. July 5, 2011. 2013, 78:2, eff. April 1, 2013. 2017, 203:2, eff. Sept. 3, 2017.

RSA 79-E Community Revitalization Tax Relief Incentive



2009 Revision: Allows for replacement of structures, in addition to rehabilitation.

2010 Revision: Allows for stricter local standards to identify "qualifying structures" and higher local thresholds of costs for rehabilitation.

2011 Revision: Allows for buildings which have been destroyed by fire or act of nature to be qualifying structures.

2013 Revision: Extends qualifying properties to include historic structures outside of downtowns. See p. 2

Board of Selectmen places question on Special or Annual town meeting warrant; may also be placed on warrant by petition (RSA 39:3)

Town Meeting votes on question to allow RSA 79-E tax relief incentives

City or Town Council acts upon proposal to allow RSA 79-E tax relief incentives following procedures required by local charter; or the question may be placed on a municipal election ballot for voter approval

Governing Body (Selectmen or Council) authorized to grant tax relief incentives

Owner of qualifying structure intends to substantially rehabilitate or replace it

Owner applies to Governing Body for tax relief incentive

Governing Body holds a public hearing within 60 days of application receipt.

3 Questions

1. Is it a qualifying structure? Located in a district designated by zoning or master plan as a downtown; or if there is no designation, in an area determined by the local

in an area determined by the local governing body to be a downtown, based on compact development patterns; municipality may establish stricter thresholds. 2. If for rehabilitation, is it substantial? (Rehab cost ≥ \$75,000 or 15% of structure's assessed valuation, whichever is less; municipality may set higher threshholds). For replacement, does the existing structure have no significant historical, cultural, or architectural value, and does the public benefit of replacement exceed that of rehabilitation?

3. Is there a public benefit?

- Downtown economic vitality;
- •Improves a culturally or historically important structure;
- Promotes downtown development; or
- Increases downtown housing

Approval: no tax increases attributable to the rehabilitation of the structure for a maximum of 5 years from completion of rehab; may be extended 2 years if new housing units are created (4 years if affordable); may be extended 4 years if the structure is historically important and rehabilitation is done in accordance with the U.S. Secretary of the Interior's Standards for Rehabilitation.

Governing Body decides within 45 days of the hearing. To grant the tax relief, it must find the following: (1) there is a specifically identified public benefit that (2) will be preserved by a covenant; and (3) the proposed use is consistent with the local master plan or development regulations; and (4) if for replacement, that the public benefit of replacement exceeds that of rehabilitation.

court or Board of Tax and Land Appeals; denial may be based on conflict with a tax increment finance district

Covenant is recorded; may last 2X the term of tax relief; may include a lien against casualty insurance proceeds

Covenant and lien are released at end of term

Denial of application must be ac-

companied by written explanation;

Denial may be appealed to superior

Termination: the tax relief provided by a municipality may be terminated if the property owner fails to maintain or utilize the property according to the terms of the covenant, or fails to restore, rebuild, or demolish the structure following damage or destruction. The Governing Body holds a public hearing to determine the extent of the diminution of the public benefit; the tax relief may be reduced or terminated; if it is terminated, the property owner is liable for back taxes.

Step Two: Application Process

Local Authorization

Step One: