

## FAQ'S

**Q: Who determines the amount of value that was added as part of my improvements?**

**A:** The amount of value that is added is determined by the Buena Vista County Assessor based on the work done and listed in the building permit. We do not determine value and the assessed value added is rarely the same as the cost of construction. If you meet all the other criteria for the City's Tax Abatement Plan we would suggest that you file for the program, there is no negative to applying.

**Q: Will the City's Tax Abatement Program lower my assessed value if I don't make any improvements?**

**A:** No, you must make improvements that will achieve an assessed value increase as indicated within the policy (you must increase the actual value of the property by at least 20%) and you must comply with all applicable regulations including the requirement to get a building permit.

**Q: How will I know if I am approved for the Tax Abatement Program?**

**A:** The Buena Vista County Assessor will provide notification of your approval or denial in the City's Tax Abatement Plan based on the value added by April 1st annually on your annual Assessment Roll that is delivered by US Mail. If your application was denied because you didn't add enough value (at least 20%) you will have a special typed section on the Assessment Roll notifying you of that status and why.

• In the event the application is denied by the City of Storm Lake, due to non-compliance with the criteria in the plan, you will receive a written letter explaining why the application was denied from the City's Building Official.

## FAQ'S CONTINUED

**Q: Why are properties located within an Urban Renewal Area not eligible for the City's Tax Abatement Program?**

**A:** Typically, the Urban Renewal Area is utilizing the tax value for other incentives, and economic development programs including the construction of public infrastructure that benefits property within the Urban Renewal Area. Allowing an abatement of tax revenue for a period of time would take away available revenues programed for infrastructure improvements and incentives for employment and tax base growth of which you may qualify.

**Q: Who do I contact to find out if I was approved for the program or not?**

**A:** The City will verify that you are in compliance with our regulations and then forward to the Buena Vista County Assessor's office. To find out if you are eligible for the program based on valuation you can contact the BV County Assessor's office at **712-749-2543**. All other questions can be directed to the City of Storm Lake Building Official's office at **712-732-8002** or by email at **buildingofficial@stormlake.org**.

**Q: Where can I get an application and/or learn more about this program?**

**A:** The best location to learn more, and to download an application is at the City of Storm Lake's web page.  
**www.stormlake.org/taxabatement.**



Scan this QR code to learn more about the Tax Abatement Program

# TAX ABATEMENT PROGRAM

## FOR MORE INFORMATION

- **City of Storm Lake Building Official:**  
712-732-8002  
[buildingofficial@stormlake.org](mailto:buildingofficial@stormlake.org)
- **City of Storm Lake Web Site:**  
[www.stormlake.org/taxabatement](http://www.stormlake.org/taxabatement)
- **Buena Vista County Assessor:**  
712-749-2543



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## TAX ABATEMENT

The City of Storm Lake provides a tax abatement incentive for residential and commercial growth, and rehabilitation projects within the corporate limits of Storm Lake.

## INTENT OF THE PROGRAM

The plan is authorized by Iowa Code Section 404.7 to provide incentives to enhance potential growth in the community for commercial and residential development through new construction and remodels that meet the guidelines of the program.

## ELIGIBLE IMPROVEMENTS

The following general descriptions of improvements are eligible for the program:

- Rehabilitation & additions to existing residential and commercial structures that increases the actual value by at least 20% as determined by the BV County Assessor
- New construction on vacant land or on land with existing structures

## NON-ELIGIBLE IMPROVEMENTS

The following general descriptions of improvements are **not eligible** for the program:

- Properties that are within an urban renewal area
- Improvements made when the property was not in the urban revitalization area



## QUALIFICATIONS/REQUIREMENTS

- An increase of “Actual Value” (defined as actual value added as of the first year of the exemption as determined by the Buena Vista County Assessor) of at least 20%
- All improvements must be done in compliance with all applicable codes of the City of Storm Lake and the State of Iowa
- All improvements must be completed while the property is in the Revitalization Plan
- All repairs and new construction must be completed by January 1, 2024
- Applications must be completed in their entirety, and returned to City Hall by February 1, of the assessment year

## EXEMPTIONS

**Residential property** is eligible for a 100% exemption from taxation on the first \$75,000 of actual value added by the improvements for a period of five (5) years.

**Commercial property** is eligible for a 50% exemption on the actual value added by the improvements for a period of three (3) years.

There is **no exemption** for multi-residential property. Multi-residential property is defined as property that consists of three or more separate living quarters, with at least 75% of the space being used for residential use.

## APPLICATION PROCESS

Applications are available from City Hall, and from the City of Storm Lake web site at [www.stormlake.org/taxabatement](http://www.stormlake.org/taxabatement). Applications must be **completed in their entirety, and returned to City Hall prior to February 1** of the assessment year.

Applications approved by the City of Storm Lake are sent to the County Assessor for review. In the event the application is denied by the City of Storm Lake, due to non-compliance with the criteria in the plan, you will receive a written letter explaining why the application was denied from the City's Building Official.

The County Assessor shall make a physical review of all properties with approved applications and in addition, will notify the applicant of the determination through the assessment roll, which shows the assessed value used to arrive at the tax amount and the amount abated.

**An application does not need to be filed for each year of the abatement.** Once the abatement has been approved by the City of Storm Lake and the Buena Vista County Assessor, the abatement of taxes will continue for the period of exemption indicated by the plan.