



RESOLUTION 2016-11 (as amended)

Relative to RSA Chapter 79-E - "Community Revitalization Tax Relief Incentive"

BE IT RESOLVED by the City Council of the City of Claremont, New Hampshire after public hearing duly noticed that:

WHEREAS RSA Chapter 79-E "Community Revitalization Tax Relief Incentive" (hereinafter "RSA 79-E") declares it a public benefit to enhance downtown and town centers; and

WHEREAS RSA 79-E further declares it a public benefit to encourage the rehabilitation of underutilized structures in urban and town centers as a means of encouraging growth of economic, residential, and municipal uses in a more compact pattern in accordance with RSA 9-B.; and

WHEREAS RSA 79-E also declares it a public benefit providing short-term property assessment tax relief and related covenants if they encourage the substantial rehabilitation and use of qualifying structures or, in certain cases, the replacement of qualifying structures; and

WHEREAS a "qualifying structure" means a building located in the City's Downtown and Lower Village Historic Districts as officially designated by the National Register of Historic Places and as further delineated at the area encompassed by the Claremont Historic District, Zoning Map #7 (hereinafter "Historic Districts"), and shall also mean a building located outside the Historic Districts that is listed on or determined eligible for listing on the National Register of Historic Places; and

WHEREAS the districts in Claremont eligible for tax relief under the provisions of this resolution include the areas included in the Historic Districts as depicted on Zoning Map #7; and

WHEREAS RSA 79-E permits the city to adopt or modify the requirements for requests for community revitalization tax relief incentives;

NOW THEREFORE BE IT RESOLVED by the Claremont City Council that the City hereby adopts and implements the provisions of RSA 79-E, with the certain modifications, as follows:

- A. "Substantial rehabilitation" shall mean rehabilitation of a qualifying structure which costs at least 25 per cent or \$75,000 of the pre-rehabilitation assessed valuation, whichever is less, and replacement of a qualifying structure which costs at least 25 per cent or \$75,000 of the pre-replacement assessed valuation, whichever is less;
- B. "Tax Relief Period" shall mean a period of up to 5 years, beginning only upon completion of substantial rehabilitation or, in the case of a replacement structure, upon completion of its construction, as well as an additional period of up to 4 years at the Council's discretion for the substantial rehabilitation of a qualifying structure that is listed on or determined eligible for listing on the National Register of Historic Places or state register of historic places, provided that the substantial rehabilitation is conducted in accordance with the U.S. Secretary of Interior's Standards for Rehabilitation; and

BE IT FURTHER RESOLVED that the property owner, as a condition of such tax relief, shall

- A. Document the public benefit at the time of the application for tax relief;
- B. Grant to the City a covenant ensuring that the structure shall be maintained and used in a manner that furthers the public benefits for which the tax relief was granted and shall require the property owner to obtain casualty insurance, and flood insurance, if appropriate, for twice the term of the tax relief;
- C. Grant to the City a lien against the property for the purpose of ensuring proper restoration or demolition of damaged structures and property; and
- D. Maintain the property as taxable, regardless of whether the property owner is otherwise subject to property taxes under RSA Chapter 72; and
- E. Provide the City promptly with all information and documentation that the City may deem relevant for review of the application for such tax relief, as well as for review of the rehabilitation or replacement project under federal, state and local laws, codes and regulations, as may be applicable; and

BE IT FURTHER RESOLVED that if the covenant is terminated for any reason, the City shall assess all current and arrears taxes to the owner as though no tax relief was granted, with interest, in accordance with RSA Chapter 75; and

BE IT FURTHER RESOLVED that the City Manager or his designees are hereby authorized to execute all documents and undertake all actions as may be required to implement this resolution. *(Majority Vote Required)*

Dated this 22th day of July, 2015 the City of Claremont, County of Sullivan, State of New Hampshire.

AYES	<u>7</u>	ABSENT	<u>1</u>
NAYS	<u>0</u>	ABSTAIN	<u>1</u>

CERTIFICATION

I, Dorée Russell, the undersigned officer, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Claremont, New Hampshire, at a meeting duly noticed and held on July 22, 2015.



Dorée Russell, Clerk to the Council