

# Carrington New Home Construction & Tax Incentive

## Introduction

The City of Carrington offers a New Home Construction & Tax Incentive to incentivize developers, current and new residents to construct a home in Carrington. These incentives support the goals outlined in the Carrington Strategic Plan, the Main Street Revitalization Plan, and the 2024 Comprehensive Housing Needs Analysis conducted by Maxfield Research & Consulting. Funded by the ND Department of Commerce, these efforts all highlight the need to increase the available housing stock within Carrington city limits.

## Incentives Overview

### **Eligibility Requirements:**

Incentives are available to any property owner or developer constructing a new home within Carrington city limits.

Property owners are also eligible for an exemption on a portion of their new home's valuation for up to two taxable years following the taxable year construction began (based on the rate of mills).

Applications must be submitted prior to the new home being placed on the City's Property Tax Roles.

The home must be intended to be the applicant's primary residence, or a spec home.

### **Application Requirements**

1. Complete Grant Application (attached)
2. Additional information may be requested

### **Incentive Funds Available:**

#### **- Property Owners:**

Home Valuation	Incentive Amount
\$200,000 +	\$6,000 + \$6,000 Carrington Cash = \$12,000 Total

#### **- Developers:**

Recipient	Amount	Disbursement Terms
Developer	\$8,000	\$4,000 at project start (foundation or framing stage) + \$4,000 upon certificate of occupancy
Homebuyer	\$4,000	\$2,000 via check at closing + \$2,000 in Carrington Cash
Tax Incentive	Varies	Applies to whoever owns the home when it's assessed

- Tax Incentive shall be determined based on the rate of mills over the two-year exemption
- A maximum of \$150,000 of the building value will be allowed for tax exemption for a 2-year period.
- Land value is not exempt.
- Prebuilt or relocated homes **must** include newly constructed living space to qualify for this incentive, in addition to meeting all other eligibility requirements.

## Grant Process

**Administration:** The New Home Construction applications are to be submitted to the CCEDC office. The CCEDC Board will recommend approval or denial to the Carrington City Council. The City Council shall have final approval authority.

For property owners, incentive funds and Carrington Cash will be disbursed upon completion of the new home being occupied. The Property Tax Incentive will begin once the Full and True Value of the home is recorded.

## Additional Information

With questions about the New Home Construction & Tax Incentive program or process, contact the CCEDC at 701-652-2524 or [chambergal@daktel.com](mailto:chambergal@daktel.com).

*This grant program will be reviewed on a year-by-year basis and is subject to change.*

## **Application for New Home Construction & Tax Incentive**

Date: \_\_\_\_\_

Owner(s) who will occupy the property \_\_\_\_\_

Property Location: \_\_\_\_\_

Phone Number (s): \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

Employer(s): \_\_\_\_\_

**Application will not be considered complete until ALL requirements are addressed.**

### **Incentive Values**

<b>New Home Value</b>	<b>New Home Construction Incentive Amount</b>	<b>Tax Incentive</b>
\$200,000 or more	\$6,000/\$6,000 Carrington Cash = \$12,000 Total	TBD
*The maximum allowable tax exemption is on \$150,000 of the building value only. The land is not exempt. **Tax Incentive amount determined on rate of mills over the two-year exemption.		

*The data which you supply to this organization will be used to access your individual qualifications for housing incentives. We will not be able to process your request without it. There is a possibility that this data might constitute a public record if and when housing incentives are approved, and, at that time, the data may be examined by anyone. The undersigned certifies that, to the best of his/her knowledge and belief, the information contained in the application and anything attached hereto is true and correct. The applicant also certifies that the property listed above is his/her primary place of residence.*

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Please return to:

Carrington Chamber & Economic Development Corp.

871 Main Street Carrington ND 58421

Email: [chambergal@daktel.com](mailto:chambergal@daktel.com) Phone: 701-652-2524



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