

OTHER MORATORIUM INFO:

- If the property is sold within the five year time frame of the moratorium, it is transferable to the new owner of the property. This adds an incentive to the property when trying to sell to potential buyers.
- The same property owner may also be able to obtain more than one moratorium on the same property if the new application is at least 3 years after the expiration of the original moratorium.



FRANKLIN COUNTY PLANNING & BUILDING CODE ENFORCEMENT

PLEASE CONTACT PLANNING STAFF WITH ANY QUESTIONS YOU MAY HAVE

321 West Main Street
Frankfort, KY 40601

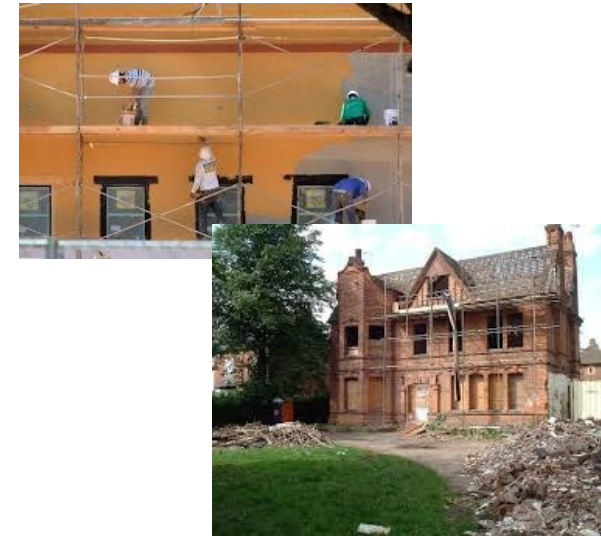
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FRANKLIN COUNTY FISCAL COURT



Property Assessment/ Reassessment Moratorium Program



Franklin County wants to help offset your residential or commercial property renovation costs by offering a property tax moratorium program!

What's a Property Tax Moratorium, and How do I know if my project qualifies?

KRS 99.600 gives any local government the ability to establish a program which allows the reassessment of the value of properties following significant repair, rehab, or restoration investment to remain at pre-investment level on a property owner's tax bill for a period of 5 years.



What does that mean? It means that following a large renovation project a property's value typically will be assessed higher than before; with a moratorium program the property owner would not be billed for the higher amount for five years following completion when they would typically have their assessment adjusted.



QUALIFYING PROJECTS:

In order to qualify for the program the improvements must be considered one of the following types of improvements: **Restoration, Rehabilitation, Repair, or Stabilization of Property**

Projects must cost the minimum expenditure of **25% of the assessed value of the property**, and must occur on one of the following types of qualifying properties

QUALIFYING STRUCTURES

- **Residential structures at least 25 years old**
- **Commercial structures at least 25 years old**
- **Combined commercial/residential structures at least 25 years old**

HOW DO I APPLY?

You can pick up an application from the Franklin County Planning & Building Codes Department

Time Limit For Completion—Projects must be completed within two years of submittal of the application unless an extension is granted.

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ENFORCEMENT**

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