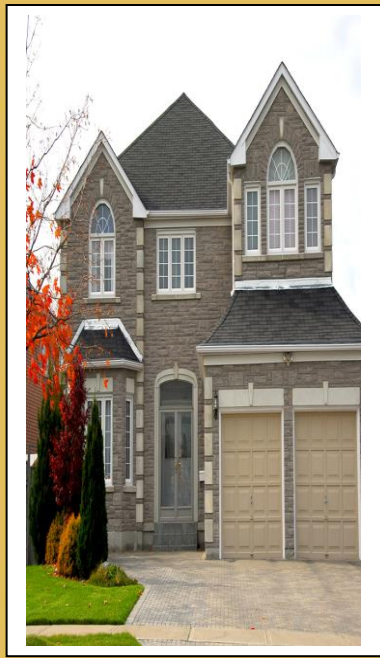


# Housing Incentives

## The Basics



The City of Langdon offers housing incentives to those who will either be purchasing an existing home, remodeling an existing home, or building a new home within the city limits of Langdon. The home has to be of permanent construction. Final approval of eligibility for the housing incentive package will be at the discretion of the Langdon City Commission after review and recommendation by the City Auditor. **\*\*All incentives are subject to approval\*\***

## How to Apply

If you are planning a home purchase, remodel, or new construction within the City limits of Langdon, contact the City Auditor of Langdon for a Housing Incentive Application.

## The Incentives

### 1. Purchasing an Existing Home:

#### Incentives:

Free water, sewer, and garbage\*

Rebate of Real Estate Tax

One Building Permit Fee Waived

#### Value:

\$300.00

\$500.00

\$15.00

- Must be a first time homebuyer in the City of Langdon (not already have an established primary place of residence).
- Renters purchasing a home do qualify as long as they have not owned a residence in Langdon prior to renting.

- Anything above the basic allowance for utilities will be billed to and paid for by the buyer/purchaser.
- Real estate tax rebates will be no more than \$500 or yearly real estate tax amount, not including special assessments, whichever is less, and will be paid after one (1) full year of residency.
- **Homeowner must file for incentives by the first February 15<sup>th</sup> following purchase.** Real estate tax rebates will not be paid for prior years.

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2. **Remodeling an Existing Home:**

<u>Incentives:</u>	<u>Value:</u>
\$3,000 - \$5,000	\$50.00
\$5,000 - \$7,500	\$100.00
\$7,500 - \$10,000	\$150.00
\$10,000 - \$12,500	\$200.00
\$12,500 - \$15,000	\$250.00
\$15,000 - \$17,500	\$300.00
\$17,500 - \$20,000	\$350.00
\$20,000 - \$22,500	\$400.00
\$22,500 - \$25,000	\$450.00
+ \$25,000	\$500.00

- The value of the incentive is determined on the amount spent in remodeling costs.
- Only taxable materials bought from local Langdon businesses can be used in the amount of remodeling costs, unless the material are not offered by any local Langdon business and must be purchased outside the area.
- Labor and sales tax can NOT be included in the remodeling costs.
- The remodeling improvements to the house must be of permanent fixation.
- The remodeling cost can be accumulated for one fiscal year of the issued building permit and submitted to the Langdon City Auditor at the end of that year to receive incentive value amount.
- The maximum incentive value is \$500.00 paid out in Langdon bucks.
- **Incentives must be applied for by February 15<sup>th</sup> of the year following the calendar year the purchases were made.**
- Incentives will not be paid as reimbursement for prior years.

3. **New Construction:**

<u>Incentives:</u>	<u>Value:</u>
Free water, sewer, and garbage	\$300.00
2-yr. \$150,000.00 Property Value Exemption**	
One Building Permit Waived	\$15.00
Family Pool Pass	\$100.00
Free Water and Sewer Hook-up	\$200.00
Family Activity Center Pass	\$438.70
Free Berm Tree	\$150.00
Family Golf Membership	\$610.00
2 High School Activity Passes	\$120.00

## Home Sweet Home

- **Incentives must be applied for by February 15<sup>th</sup> the year following the construction being finished.**
- The property is occupied by the owner.
- Appropriate real estate exemption claim form is completed and filed with the city assessor.
- Anything above the basic allowance for utilities will be billed to and paid for by the owner.
- \*\* Based on \$150,000 new construction, maximum, land value not included. i.e. – your new construction is FINISHED and values at \$300,000. The City takes \$150,000 off your value the first year and you pay the property tax on that amount. That is then the same procedure for the second year.