
RENAISSANCE ZONE

GUIDELINES FOR PROJECT APPROVAL

The City of Langdon wants to encourage investment within the Renaissance Zone to improve deteriorating properties and to curtail the vacation of buildings and potential decline in tax base. Properties should be renovated or built to meet the needs of the community and should conform to the City's comprehensive land use plan. These plan documents are available upon request.

In order to qualify for consideration as a Renaissance Zone project, a proposal must meet the following criteria. A transfer of the property ownership does not automatically qualify a property as an approved zone project. The intent of these criteria is to encourage and reward significant levels of investment in zone properties. However, each project is based on its own merits and the City of Langdon may waive any of these requirements if they deem a business should receive benefits for the good of the community and the State's minimum criteria have been met.



CURRENT RESIDENTIAL PROPERTY

- ü Property may not have been part of a previous zone project.
- ü Property must be zoned as residential.
- ü Property must be of a conforming use.
- ü Project must bring property into compliance with all current building codes.
- ü Property owner must make all necessary improvements to eliminate any and all deteriorated conditions that are visible on the exterior of the building.
- ü Property owner must make capital improvements equal to the greatest of the following:
 - § 20% of the true and full value of the property prior to improvements.
 - § \$10,000.00 of capital investment.
- ü Proposed capital improvements must substantially improve the life expectancy of the property. Capital improvements include, but are not limited to, replacement or updating of roof, foundation, structure, siding, windows, doors, electrical, plumbing, heating and cooling systems. Capital improvements do not include new floor covering, window treatments, wall coverings, or furnishings. Cabinetry may be included if basis for improving life expectancy can be determined.
- ü Additions or garages may only be included if it is determined that all other necessary improvements have been made to the existing principal structure.
- ü A zone project is defined as the purchase, lease, rehabilitation or historical preservation or renovation of a building or a space in a building.



NEW RESIDENTIAL CONSTRUCTION

- ü Property must be of conforming use.
- ü Property must be consistent with visions and goals of the City of Langdon.



CURRENT COMMERCIAL PROPERTY

- ü Property ownership must be transferred after the state authorization of the zone to be eligible for both real estate and income tax exemptions. If the existing owner remodels property without transfer of ownership, NDCC 57-02.2 allows for the granting of a remodeling exemption for that portion of the project.
- ü Property may not have been part of a previous zone project.
- ü Property must be of a conforming use.
- ü Project must bring property into compliance with all current building codes and all deteriorated conditions that are visible on the exterior of the building. Greater attention is required to this guideline for property located on Main Street and Highway One.
- ü Property owner must make capital improvements equal to the greatest of the following:
 - § 50% of the true and full value of the property prior to improvements.
 - § \$10,000.00 of capital investment.
- ü Proposed capital improvements must substantially improve the life expectancy of the property. Capital improvements include, but are not limited to, replacement or updating of roof, foundation, structure, siding, windows, doors, electrical, plumbing, heating and cooling systems. Capital improvements do not include new floor coverings, window treatments, wall coverings, cabinets, or furnishings.



NEW COMMERCIAL CONSTRUCTION OR ADDITIONS

- ü Property must be of conforming use.
- ü Property must be consistent with visions and goals of the City of Langdon.
- ü Investment of \$20 in capital improvements per square foot.



COMMERCIAL LEASES

- ü Continued leases in buildings being rehabilitated as a zone project will be considered as new leases.
- ü Building has been determined by Zone Authority to have been restored or rehabilitated prior to the establishing of the zone.
- ü Business must be consistent with the zone goals and objectives.



RELOCATION OF COMMERCIAL BUSINESSES

- ü Commercial tenants that are relocating from one zone property to another are not eligible for tax incentives without special approval from the Zone Authority unless there is a legitimate business expansion.
- ü Commercial tenants that are relocating from another ND community to Langdon are not eligible for tax incentives without special approval from the Zone Authority.



PERCENTAGE OF EXEMPTION

- ü Property that is targeted for demolition in the Renaissance Zone plan shall be eligible for 100% exemption from property taxes if the existing property is demolished and replaced by a new structure. (Property taxes on land are not exempt.) New construction that requires building demolition in order to construct the zone project must demolish existing structures set for removal prior to application for project consideration in zone.
- ü Non conforming properties that make structural changes to provide for a change in use to bring the property into compliance with city plans and ordinances shall be eligible for 100% property tax exemption.
- ü Property meeting the criteria of the Renaissance Zone shall be eligible for 100% property tax exemption on the existing building and improvements.
- ü Income tax exemptions are awarded at 100% for income generated in the Renaissance Zone for business operating in an approved project.
- ü Tenants leasing space in an approved renaissance zone project are eligible for 100% income tax exemption for the business operating in the approved project.