

## Tax Abatement

Manheim Park is located within the Troost Paseo Urban Renewal Area, which makes it eligible for 10 years of property tax abatement. The abatement is also available to investors.

- The tax abatement application should be submitted by the new home owner/investor as the project nears completion.
- The cost for the application is \$130.00
- We suggest the home owner complete the application to ensure the certificate is issued in their name, and they receive the entire 10 years of the abatement. **Please note**, Investor-owners have a different set of documents than owner-occupants.
- Once the EDCKC has received the application, the required supporting materials, and the fee, they schedule a brief inspection. Once the inspection has been completed, they turn in the inspection form and prepare a Certificate of Tax Abatement. Their Executive Director will sign the Certificate, which will then be sent to the Assessor's office for recording (should take about 2 weeks under normal circumstances).
- The assessed value in place at the beginning of the year will be "frozen" as the taxable value for 10 years. So this means property owners are taxed on the value of the property at the beginning of the year, and not any of the improvements/new home built on the property.

To confirm the information above, receive the forms, or to get started, please contact Robert Long at the EDC KC. His email is [rlong@edckc.com](mailto:rlong@edckc.com). **Direct number:** 816.691.2104 | [www.edckc.com](http://www.edckc.com)

## Opportunity Zones - Kansas City

The We Grow KC Opportunity Zone Coalition is a central location for information about projects that have been vetted by a group of local stakeholders for their positive impact on the community.

The Opportunity Zones program offers **three different tax benefits** for investing in low-income communities (opportunity zones or census tracts) through a qualified Opportunity Fund:

- A temporary deferral of inclusion in taxable income for capital gains reinvested in an Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the opportunity zone investment is disposed of or December 31, 2026.
- A step-up in basis for capital gains reinvested in an Opportunity Fund. The basis is increased by 10% if the investment in the Opportunity Fund is held by the taxpayer for at least 5 years and by an additional 5% if held for at least 7 years, thereby excluding up to 15% of the original gain from taxation.
- A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years. This exclusion only applies to gains accrued after an investment in an Opportunity Fund.

The [We Grow KC website](#) shows maps of opportunity zones in Kansas City, as well as other projects they have been working on.

To confirm the information above, please contact **Tammy Buckner**, We Grow KC Opportunity Zone Coalition @ 816.382.5966