



City of Bremerton
Department of Community Development
345 -6th Street, Suite 600
Bremerton, WA 98337-1873

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Multi-Family Property Tax Exemption Application

Bremerton Municipal Code Chapter 3.78

File #	Fee: \$1,500.00
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*****Please provide preliminary floor plan, site plan, and legal description of property*****

PROGRAM REQUIREMENTS

1. The project must be located within a residential target area designed for the tax incentive program by the City. (See Figures 3.78(a) and 3.78(b) for maps of the target areas)
2. The project must relocate any displaced residential tenants of the property proposed for development to comparable units
3. At least 50% of the proposed space must be developed for permanent residential occupation.
4. The project must provide at least 10 dwelling units. In the case of existing multifamily housing that is occupied or which has not been vacant for 12 months or more, the multifamily housing project must also provide for a minimum of 4 additional dwelling units for a total of 14 dwelling units.
5. The project must be completed within 3 years from the date of approval of the application.
6. The project must be designed to comply with all building codes, zoning codes, and other applicable regulations.
7. On an annual basis, the property owner must file a notarized declaration with the Director indicating compliance with the program requirements.

For specific language regarding project eligibility, refer to BMC 3.78.050

CONTACT INFORMATION

Project Name	
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Applicant (grantor):	
Address:	Phone Number:

Contact Person (if different than applicant):	
Address:	Phone Number:

Title Holder (if different than applicant):			
Address:		Phone Number:	

Project Representative:			
Address:		Phone Number:	

PROJECT INFORMATION

Property Address: _____

1. Tax Assessor’s Parcel Number(s): _____
2. Zoning Designation: _____
3. Comprehensive Plan Designation: _____
4. Sewage Disposal Method: _____
5. Water Source: _____
6. Is the project located within the residential targeted area as defined in BMC 3.78.020 and as set forth in Figure 3.78? (See pages 5 and 6)

YES NO
7. Is the project site currently vacant?

YES NO
8. Which level of exemption is being requested?

8 year 12 year

Please complete the following table(s) as applicable:

Unit Mix	# of Units	# of Units for Rental	# of Units for Ownership	Avg. Size of Unit (sq. ft.)	Total Square Footage	Total Dev. Cost	Cost Per Unit	Avg. Rent	Avg. Sales Price	# of Units Vacant for 12 months or more*	# of Units that are Currently Occupied*
Studio											
1-Bedroom											
2-Bedroom											
≥3-Bedroom											
Totals											

* = Only complete if you are proposing to rehabilitate existing units

Information on affordable housing units (complete only if applying for 12-year property tax exemption):

Unit Mix	Total # of Units to be Affordable	# of Units Affordable to Households at or below 80% AMI (Low-Income)	Avg. Rent/Sales Price for Low-Income Units	# of Units Affordable to Households above 80% and below 115% AMI (Moderate-Income)	Avg. Rent/Sales Price for Moderate-Income Units
Studio					
1-Bedroom					
2-Bedroom					
≥3-Bedroom					
Totals					

Complete the following two questions only if you are proposing to rehabilitate existing residential units:

1. If the existing units are vacant, when was the latest date of occupancy? _____

If the property is not currently vacant please provide a detailed explanation as to how the tenants will be relocated. You must include information regarding how the applicant will provide each tenant housing that is comparable in size, quality, and price, in the opportunity to relocate.

***NOTE:** A project involving rehabilitation to existing multifamily units that are currently occupied or which have not been vacant for 12 months or more must also provide for a minimum of 4 additional multifamily units to the required 10 units to meet project eligibility.*

2. Please provide a report prepared by a registered architect identifying how the structure is not compliant with the building codes. The report must identify specific code violations, supporting date, a narrative, and graphic materials to identifying specific non-compliances with the building code. Does this application include a report meeting these requirements?
 YES NO

GENERAL MFTE PROJECT INFORMATION

1. Does the project provide at least fifty percent (50%) of the space of the building for residential occupancy?
 YES NO
2. Source of total development cost estimate: _____
3. Expected start date of project: _____
4. Expected completion date: _____
5. Preliminary plans are required with the submittal of this application. Which of the following are attached?
 Site Plan Floor Plans Legal Description

6. Please provide any other applicable information that will assist in the review of your request and will help show that your project meets the criteria in the Bremerton Municipal Code 3.78.050. You may include additional pages as necessary.

CONDITIONAL CERTIFICATE

The City may issue a Conditional Certificate of Acceptance of Tax Exemption, based on the information provided by the applicant. The Conditional Certificate will be effective for not more than three (3) years, but may be extended for an additional 24 months under certain circumstances. The City will issue a Final Certificate of Tax Exemption upon completion of the project, satisfactory fulfillment of all contract terms, a final inspection, and issuance of a Certificate of Occupancy.

EFFECT OF CANCELLATION

If a tax exemption is canceled due to a change in use or other noncompliance, the following taxes and penalties will apply:

- a. Additional real property tax, plus interest, shall be imposed based upon the value of the non-qualifying improvements. This additional tax is calculated based upon the difference between the property tax paid and the property tax that would have been paid if it had included the value of the non-qualifying improvements dated back to the date that the improvements were converted to a non-qualifying use.
- b. A penalty shall be imposed amounting to twenty (20) percent of the value of the additional property tax plus interest.
- c. The interest is calculated at the same statutory rate charged on delinquent property taxes from the dates on which the additional property tax could have been paid without penalty if the improvements had been assessed at full value without regard to this tax exemption program.
- d. The additional taxes, interest, and penalties will become a lien on the land and attach at the time the property or portion of the property is removed from multi-family use or the amenities no longer meet applicable requirements. The lien has priority over and must be fully paid and satisfied before a recognizance, mortgage, judgment, debt, obligation, or responsibility to or with which the land may become charged or liable.

FIGURE 3.78(a) TARGET AREA:

Downtown Regional Center

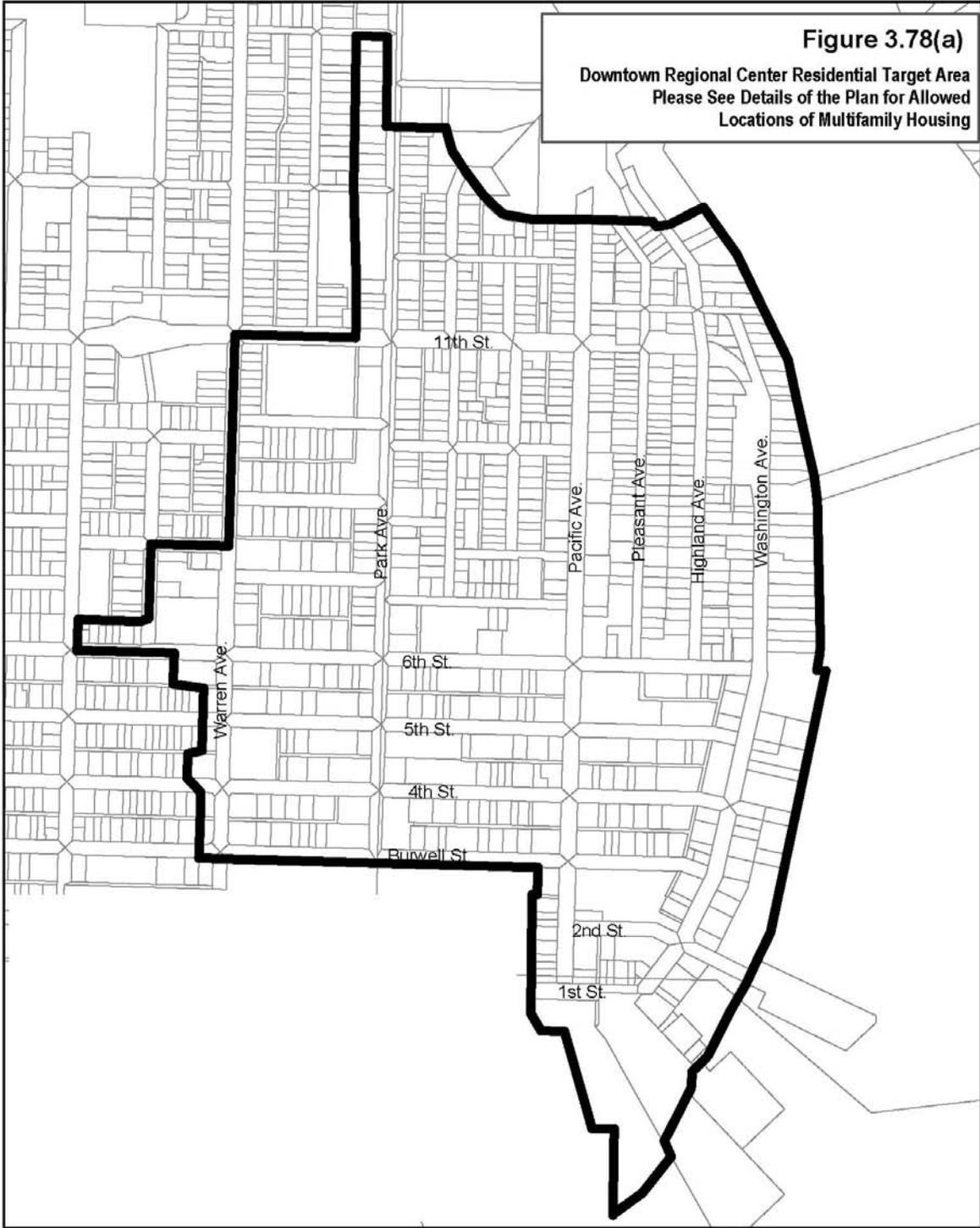


FIGURE 3.78(b) TARGET AREA:

Wheaton-Riddell Sub-Area

