



**APPLICATION**

**Property Tax Exemption for Multifamily Housing**

(Pursuant to RCW 84.14 and Wenatchee City Ordinances 99-7, 99-20, 2001-29, and 2008-23)

**Program Requirements**

(For the complete set of program requirements, review Wenatchee City Code Chapter 5.88.)

The proposed project must meet the following general criteria to be eligible for special valuation:

1. The project must be located within Wenatchee’s urban center, as designated under Wenatchee City Code (WCC) 5.88.040.
2. The project must be a mixed-use or multi-family project that provides (4) four or more permanent dwelling units.
3. In the case of rehabilitation, the property must currently fail to comply with one or more standards of an applicable building or housing code.
4. The project must be completed three (3) years from the date of approval of the application.
5. The project must be designed to comply with all building and zoning codes, and any other applicable regulations.
6. For the project to qualify for the 12 year tax exemption, it must meet the affordable housing requirements as described in WCC 5.88.015 (1) (b).

**Applicant’s Information**

Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ FAX: \_\_\_\_\_

E-mail: \_\_\_\_\_

Owner’s Representative: \_\_\_\_\_  
(if applicable)

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ FAX: \_\_\_\_\_

E-mail: \_\_\_\_\_

*Note: This application must be signed by the property owner of record or designee. Please provide a power of attorney if the signer of this application is other than the property owner of record.*

**Property Information**

Interest in property:  
[ ] Fee Simple [ ] Contract purchase [ ] Other (describe) \_\_\_\_\_

County Assessor’s parcel account number: \_\_\_\_\_

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Street Address: \_\_\_\_\_

Legal Description (Attach separate sheet if needed): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Project Information**

Project Name or Designation: \_\_\_\_\_

Brief written description of the project (preliminary conceptual design, including site plan and floor plans of the units and structure must be submitted with this application): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Type of Project (check all that apply):  
 Residential Rental       Residential For-Sale       Mixed Use

Number of Dwelling Units Proposed: Rental \_\_\_\_\_ For Sale \_\_\_\_\_ Total \_\_\_\_\_

Floor area: Building total (sq. ft.) \_\_\_\_\_ For permanent residential occupancy (sq. ft.) \_\_\_\_\_

**Unit Information**

<u>Size/Type</u>	<u>Total # of units</u>	<u>Average Square Feet per Unit</u>
Studio	_____	_____
One Bedroom	_____	_____
Two Bedroom	_____	_____
Three + Bedroom	_____	_____
TOTAL	_____	_____

**Non-residential Space** (if applicable)

<u>Description</u>	<u>Floor Area (sq. ft.)</u>
_____	_____
_____	_____

Projected total cost of new construction/rehabilitation: \$ \_\_\_\_\_

If mixed use: projected cost of residential improvements: \$ \_\_\_\_\_

Source of Cost Estimate: \_\_\_\_\_

Estimated construction start date: \_\_\_\_\_ Expected completion date: \_\_\_\_\_

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**CHECK ALL THAT APPLY:**

**New Construction.** Will any occupied housing units be demolished?  YES  NO

Were any occupied housing units demolished in the past 12 months on this site?  YES  NO

Date of demolition (if applicable): \_\_\_\_\_

# of existing units to be demolished \_\_\_\_\_ # of units demolished in past twelve months \_\_\_\_\_

**Rehabilitation of Vacant Units.** # of vacant housing units \_\_\_\_\_

Date units last occupied: \_\_\_\_\_ (Attach City affidavit of vacancy form)

Building  is  is not in compliance with applicable building and housing codes (verification required—please attach documentation).

**Rehabilitation of Occupied Units.** Will four or more additional units be created as part of a rehabilitation project?  YES  NO

If yes, will any residents be displaced as part of this project?  YES  NO

If yes, will each existing tenant be provided housing of comparable size, quantity, and price and a reasonable opportunity to relocate?  YES  NO

Explanation: \_\_\_\_\_

**Rehabilitation / Change of Use.** Has the building been vacant 12 months?  YES  NO

Does the change of use meet current zoning standards?  YES  NO

**Permits/Approvals Received/in Process.** Have you filed any application for a land use or building permit or other approval for this project?  YES  NO

If yes, indicate type of permit or approval and date of application:

Type: \_\_\_\_\_ Date: \_\_\_\_\_

Type: \_\_\_\_\_ Date: \_\_\_\_\_

Type: \_\_\_\_\_ Date: \_\_\_\_\_

If yes, have any permits or approvals for this project been received?  YES  NO

(Attach copies of any permits or approvals received.)

**Affordable Housing.** Will at least 20 percent of the housing units be rented/sold at an affordable price to low and/or moderate income households?  YES  NO

Number of affordable rental housing units \_\_\_\_\_. Rent price of units \_\_\_\_\_.

Number of affordable owner housing units \_\_\_\_\_. For sale price of units \_\_\_\_\_.

(To be considered for the 12 year tax exemption, an explanation of how the property will satisfy the affordable housing commitment proposed is required to be attached to this application.)

<b>Attachments to Application</b>
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Please attach and check the following:

Application Fee \$50.00 made out to Chelan County Assessor.

Preliminary conceptual design, including site plan and floor plans of the multifamily units and the overall structure.

For rehabilitation of existing residential dwellings, affidavit of vacancy.

For rehabilitation of an existing vacant structure, verification of non-compliance with applicable building and housing codes.

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- [ ] Representative photographs of site and exterior of any existing structures on property (color Xerox is acceptable).
- [ ] If applicable, copies of permits/approvals already received for this project.
- [ ] If applicable, an explanation of how the property will satisfy the affordable housing commitment proposed.

**Statement of Potential Tax Liability**

If the exemption is canceled for non-compliance additional real property tax will be imposed that includes: (a) the difference between the property tax paid and the property tax that would have been paid if it had included the value of the nonqualifying improvements dated back to the date that the improvements became nonqualifying; (b) a penalty of 20 percent of the difference; and (c) interest upon the tax and penalty amounts due at the standard statutory rate charged on delinquent property taxes calculated from the date the tax would have been due without penalty if the improvements had been assessed without regard to the exemptions provided by RCW 84.14 and City of Wenatchee Ordinances 99-7, 99-20, 2001-29, and 2008-23. The additional tax owed together with the interest and penalty will become a lien on the property at the time of property non-compliance.

**Certification**

As owner(s) of the land described in this application, I hereby indicate by my(our) signature(s) below that I(we) are aware of the additional tax liability to which the property will be subject if the exemption authorized by RCW 84.14 and City of Wenatchee Ordinances 99-7, 99-20, 2001-29, and 2008-23 is canceled. I/We declare under penalty of perjury under the laws of the State of Washington that the above information and any attachments are accurate and correct to the best of my(our) knowledge.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title