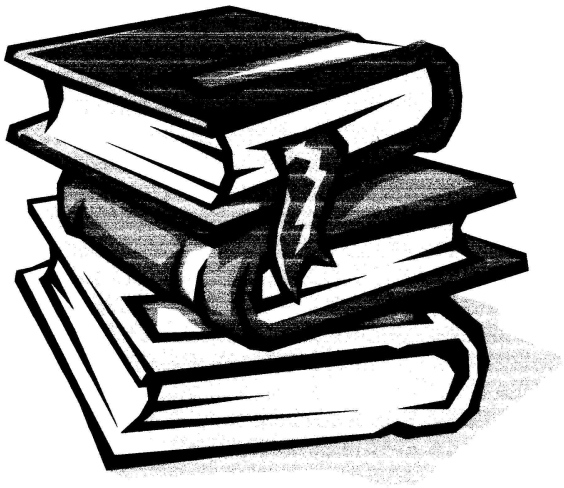
MAY, 2014
AUDITOR'S CONFERENCE

TAX ABATEMENTS

RESOURCE MATERIALS PACKET



March 1, 2014

Abatement Deduction Schedule

For Statement of Benefits (SB-1) approved after 06/30/2013, see IC 6-1.1-12.1-17 which explains that the designating body must adopt a deduction schedule.

Statement of Benefits (SB-1/PP) approved after 06/30/2000 and before 07/01/2013

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
One (1) Year	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Two (2) Years	100%	50%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Three (3) Years	100%	66%	33%	0%	0%	0%	0%	0%	0%	0%	0%
Four (4) Years	100%	75%	50%	25%	0%	0%	0%	0%	0%	0%	0%
Five (5) Years	100%	80%	60%	40%	20%	0%	0%	0%	0%	0%	0%
Six (6) Years	100%	85%	66%	50%	34%	25%	0%	0%	0%	0%	0%
Seven (7) Years	100%	85%	71%	57%	43%	29%	14%	0%	0%	0%	0%
Eight (8) Years	100%	88%	75%	63%	50%	38%	25%	13%	0%	0%	0%
Nine (9) Years	100%	88%	77%	66%	55%	44%	33%	22%	11%	0%	0%
Ten (10) Years	100%	90%	80%	70%	60%	50%	40%	30%	20%	10%	0%

Statement of Benefits (SB-1/Real Property) approved after 06/30/2000 and before 07/01/2013

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
One (1) Year	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Two (2) Years	100%	50%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Three (3) Years	100%	66%	33%	0%	0%	0%	0%	0%	0%	0%	0%
Four (4) Years	100%	75%	50%	25%	0%	0%	0%	0%	0%	0%	0%
Five (5) Years	100%	80%	60%	40%	20%	0%	0%	0%	0%	0%	0%
Six (6) Years	100%	85%	66%	50%	34%	17%	0%	0%	0%	0%	0%
Seven (7) Years	100%	85%	71%	57%	43%	29%	14%	0%	0%	0%	0%
Eight (8) Years	100%	88%	75%	63%	50%	38%	25%	13%	0%	0%	0%
Nine (9) Years	100%	88%	77%	66%	55%	44%	33%	22%	11%	0%	0%
Ten (10) Years	100%	95%	80%	65%	50%	40%	30%	20%	10%	5%	0%

STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51767 (R5 / 12-13)
Prescribed by the Department of Local Government Finance

20____ PAY 20____
FORM SB-1 / Real Property
PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (*check one box*):

☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. *This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body* ***BEFORE*** *the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.*
2. *The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.*
3. *To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.*
4. *A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)*
5. *For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer		
Address of taxpayer *(number and street, city, state, and ZIP code)*		
Name of contact person	Telephone number ( )	E-mail address

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body		Resolution number
Location of property	County	DLGF taxing district number
Description of real property improvements, redevelopment, or rehabilitation *(use additional sheets if necessary)*		Estimated start date *(month, day, year)*
		Estimated completion date *(month, day, year)*

SECTION 3 — ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	**ASSESSED VALUE**
Current values		
Plus estimated values of proposed project		
Less values of any property being replaced		
Net estimated values upon completion of project		

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (*pounds*) _____ Estimated hazardous waste converted (*pounds*) _____

Other benefits

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Date signed *(month, day, year)*
Printed name of authorized representative	Title

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FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

A. The designated area has been limited to a period of time not to exceed _____ calendar years* *(see below)*. The date this designation expires is _____.

B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
2. Residentially distressed areas ☐ Yes ☐ No

C. The amount of the deduction applicable is limited to $ _____.

D. Other limitations or conditions *(specify)*_____

E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* see below) ☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10

F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☐ Yes ☐ No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (*signature and title of authorized member of designating body*)	Telephone number ( )	Date signed *(month, day, year)*
Printed name of authorized member of designating body	Name of designating body	
Attested by (*signature and title of attester*)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4-1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)

B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17
Abatement schedules
Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:
(1) The total amount of the taxpayer's investment in real and personal property.
(2) The number of new full-time equivalent jobs created.
(3) The average wage of the new employees compared to the state minimum wage.
(4) The infrastructure requirements for the taxpayer's investment.
(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

COMPLIANCE WITH STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

State Form 51766 (R3 / 2-13)
Prescribed by the Department of Local Government Finance

20____ PAY 20____
FORM CF-1 / Real Property

PRIVACY NOTICE
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. *This form does not apply to property located in a residentially distressed area or any deduction for which the Statement of Benefits was approved before July 1, 1991.*
2. *Property owners must file this form with the county auditor and the designating body for their review regarding the compliance of the project with the Statement of Benefits (Form SB-1/Real Property).*
3. *This form must accompany the initial deduction application (Form 322/RE) that is filed with the county auditor.*
4. *This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))*
5. *With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance form (Form CF-1/Real Property).*

SECTION 1	TAXPAYER INFORMATION
Name of taxpayer	County
Address of taxpayer *(number and street, city, state, and ZIP code)*	DLGF taxing district number
Name of contact person	Telephone number ( )

SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY
Name of designating body	Resolution number	Estimated start date *(month, day, year)*
Location of property		Actual start date *(month, day, year)*
Description of real property improvements		Estimated completion date *(month, day, year)*
		Actual completion date *(month, day, year)*

SECTION 3	EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES	**AS ESTIMATED ON SB-1**	**ACTUAL**
Current number of employees		
Salaries		
Number of employees retained		
Salaries		
Number of additional employees		
Salaries		

SECTION 4	COST AND VALUES	
COST AND VALUES	**REAL ESTATE IMPROVEMENTS**	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project		
Less: Values of any property being replaced		
Net values upon completion of project		
ACTUAL	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project		
Less: Values of any property being replaced		
Net values upon completion of project		

SECTION 5	WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS	**AS ESTIMATED ON SB-1**	**ACTUAL**
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6	TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.		
Signature of authorized representative	Title	Date signed *(month, day, year)*

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1) THAT WAS APPROVED AFTER JUNE 30, 1991

INSTRUCTIONS: (IC 6-1.1-12.1-5.1 and IC 6-1.1-12.1-5.9)

1. *Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/Real Property).*
2. *If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.*
3. *Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/Real Property) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.*
4. *If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.*

We have reviewed the CF-1 and find that:

☐ the property owner **IS** in substantial compliance

☐ the property owner **IS NOT** in substantial compliance

☐ other (*specify*) _____

Reasons for the determination (*attach additional sheets if necessary*)	
Signature of authorized member	Date signed *(month, day, year)*
Attested by:	Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing ☐ AM ☐ PM	Date of hearing *(month, day, year)*	Location of hearing

HEARING RESULTS (*to be completed after the hearing*)

☐ Approved ☐ Denied (*see instruction 5 above*)

Reasons for the determination (*attach additional sheets if necessary*)	
Signature of authorized member	Date signed *(month, day, year)*
Attested by:	Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

APPLICATION FOR DEDUCTION FROM ASSESSED VALUATION OF STRUCTURES IN ECONOMIC REVITALIZATION AREAS (ERA)

State Form 18379 (R12 / 1-14)
Prescribed by the Department of Local Government Finance

20____ PAY 20____
FORM 322 / RE

INSTRUCTIONS:

1. *This form is to be filed in person or by mail with the County Auditor of the county in which the property is located.*
2. *To obtain this deduction, a Form 322 / RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation (or new assessment) is made, or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. If the property owner misses the May 10 deadline in the initial year of assessment, he can apply between March 1 and May 10 of a subsequent year for the remainder of the abatement term. (See also IC 6-1.1-12.1-11.3 concerning the failure to file a timely application.)*
3. *A copy of the Form 11, the approved Form SB-1 / Real Property, the resolution adopted by the designating body, and the Form CF-1 / Real Property must be attached to this application.*
4. *The Form CF-1 / Real Property must be updated annually and provided to the County Auditor and the designating body for each assessment year in which the deduction is applicable.*
5. *Please see IC 6-1.1-12.1 for further instructions.*
6. *Taxpayer completes Sections I, II and III below.*
7. *If property located in an economic revitalization area is also located in an allocation area as defined in IC 36-7-14-39 or IC 36-7-15.1-26, an application for the property tax deduction may not be approved unless the Commission that designated the allocation area adopts a resolution approving the application (IC 6-1.1-12.1-2(k)).*
8. *Except for deductions related to redevelopment or rehabilitation of real property in a county containing a consolidated city, a deduction for the redevelopment or rehabilitation of real property may not be approved for the following facilities (IC 6-1.1-12.1-3):*
   - *a. Private or commercial golf course*
   - *b. Country club*
   - *c. Massage parlor*
   - *d. Tennis club*
   - *e. Skating facility, including roller skating, skateboarding or ice skating*
   - *f. Racquet sport facility (including handball or racquet ball court)*
   - *g. Hot tub facility*
   - *h. Suntan facility*
   - *i. Racetrack*
   - *j. Any facility, the primary purpose of which is (a) Retail food and beverage service; (b) Automobile sales or service; or (c) other retail; (unless the facility is located in an economic development-target area established under IC 6-1.1-12.1-7).*
   - *k. Residential, unless the facility is a multi-family facility that contains at least 20% of the units available for use by low and moderate income individuals or unless the facility is located in an economic development target area established under IC 6-1.1-12.1-7, or the area is designated as a residentially distressed area which is required to meet conditions as cited in IC 6-1.1-12.1-2 (c) (1 & 2).*
   - *l. Package liquor store [see IC 6-1.1-12.1 - 3(e)(12)]*

SECTION I - DESCRIPTION OF PROPERTY

The owner hereby applies to the County Auditor for a deduction pursuant to IC 6-1.1-12.1-5 beginning with the assessment date March 1, 20 ____.

County	Township	DLGF taxing district number	Key number
Name of owner		Legal description from Form 11	
Property address (*number and street, city, state, and ZIP code*)			Date of Form 11 (*month, day, year*)
Type of structure			Use of structure
Governing body that approved ERA designation		Date ERA designation approved (*month, day, year*)	Resolution number

SECTION II - VERIFICATION OF OWNER OR REPRESENTATIVE

Signature of owner or representative (*I hereby certify that the representations on this application are true.*)		Date signed (*month, day, year*)
Printed name of owner or representative	Address (*number and street, city, state, and ZIP code*)	

SECTION III - STRUCTURES

			AUDITOR'S USE
A. Rehabilitation structure	1. Assessed valuation AFTER rehabilitation	$	
	2. Assessed valuation BEFORE rehabilitation	$	
	3. Difference in assessed valuation (Line 1 minus Line 2)	$	
	4. Assessed valuation eligible for deduction (for the increase in A/V from the rehabilitation, not including the increase in A/V from the reassessment of the entire structure)	$	
B. New structure	1. Assessed valuation	$	
	2. Assessed valuation eligible for deduction	$	

SECTION IV - VERIFICATION OF ASSESSING OFFICIAL

I verify that the above described structure was assessed and the owner was notified on _____ with the effective date of the assessment being March 1, 20 _____ and that the assessed valuations in Section III are correct.

Signature of Assessing Official	Printed name of assessing official	Date (*month, day, year*)

CONTINUED ON THE REVERSE SIDE

SECTION V - FOR AREAS, EXCEPT FOR A RESIDENTIALLY DISTRESSED AREA, WHERE THE STATEMENT OF BENEFITS WAS APPROVED BEFORE JULY 1, 2013 - DEDUCTION SCHEDULE PER IC 6-1.1-12.1-17

YEAR OF DEDUCTION / ASSESSED VALUE / PERCENTAGE / DEDUCTION**

(1) For deductions allowed over a 1 year period:

1 20___ pay 20___ $_____ 100% * ____% $_____

(2) For deductions allowed over a two (2) year period:

1 20___ pay 20___ $_____ 100% * ____% $_____
2 20___ pay 20___ $_____ 50% * ____% $_____

(3) For deductions allowed over a three (3) year period:

1 20___ pay 20___ $_____ 100% * ____% $_____
2 20___ pay 20___ $_____ 66% * ____% $_____
3 20___ pay 20___ $_____ 33% * ____% $_____

(4) For deductions allowed over a four (4) year period:

1 20___ pay 20___ $_____ 100% * ____% $_____
2 20___ pay 20___ $_____ 75% * ____% $_____
3 20___ pay 20___ $_____ 50% * ____% $_____
4 20___ pay 20___ $_____ 25% * ____% $_____

(5) For deductions allowed over a five (5) year period:

1 20___ pay 20___ $_____ 100% * ____% $_____
2 20___ pay 20___ $_____ 80% * ____% $_____
3 20___ pay 20___ $_____ 60% * ____% $_____
4 20___ pay 20___ $_____ 40% * ____% $_____
5 20___ pay 20___ $_____ 20% * ____% $_____

(6) For deductions allowed over a six (6) year period:

1 20___ pay 20___ $_____ 100% * ____% $_____
2 20___ pay 20___ $_____ 85% * ____% $_____
3 20___ pay 20___ $_____ 66% * ____% $_____
4 20___ pay 20___ $_____ 50% * ____% $_____
5 20___ pay 20___ $_____ 34% * ____% $_____
6 20___ pay 20___ $_____ 17% * ____% $_____

(7) For deductions allowed over a seven (7) year period:

1 20___ pay 20___ $_____ 100% * ____% $_____
2 20___ pay 20___ $_____ 85% * ____% $_____
3 20___ pay 20___ $_____ 71% * ____% $_____
4 20___ pay 20___ $_____ 57% * ____% $_____
5 20___ pay 20___ $_____ 43% * ____% $_____
6 20___ pay 20___ $_____ 29% * ____% $_____
7 20___ pay 20___ $_____ 14% * ____% $_____

YEAR OF DEDUCTION / ASSESSED VALUE / PERCENTAGE / DEDUCTION**

(8) For deductions allowed over a eight (8) year period:

1 20___ pay 20___ $_____ 100% * ____% $_____
2 20___ pay 20___ $_____ 88% * ____% $_____
3 20___ pay 20___ $_____ 75% * ____% $_____
4 20___ pay 20___ $_____ 63% * ____% $_____
5 20___ pay 20___ $_____ 50% * ____% $_____
6 20___ pay 20___ $_____ 38% * ____% $_____
7 20___ pay 20___ $_____ 25% * ____% $_____
8 20___ pay 20___ $_____ 13% * ____% $_____

(9) For deductions allowed over a nine (9) year period:

1 20___ pay 20___ $_____ 100% * ____% $_____
2 20___ pay 20___ $_____ 88% * ____% $_____
3 20___ pay 20___ $_____ 77% * ____% $_____
4 20___ pay 20___ $_____ 66% * ____% $_____
5 20___ pay 20___ $_____ 55% * ____% $_____
6 20___ pay 20___ $_____ 44% * ____% $_____
7 20___ pay 20___ $_____ 33% * ____% $_____
8 20___ pay 20___ $_____ 22% * ____% $_____
9 20___ pay 20___ $_____ 11% * ____% $_____

(10) For deductions allowed over a ten (10) year period:

1 20___ pay 20___ $_____ 100% * ____% $_____
2 20___ pay 20___ $_____ 95% * ____% $_____
3 20___ pay 20___ $_____ 80% * ____% $_____
4 20___ pay 20___ $_____ 65% * ____% $_____
5 20___ pay 20___ $_____ 50% * ____% $_____
6 20___ pay 20___ $_____ 40% * ____% $_____
7 20___ pay 20___ $_____ 30% * ____% $_____
8 20___ pay 20___ $_____ 20% * ____% $_____
9 20___ pay 20___ $_____ 10% * ____% $_____
10 20___ pay 20___ $_____ 5% * ____% $_____

* The deduction percentages shown in this section apply to a statement of benefits approved before July 1, 2013, that did not have an alternative deduction schedule adopted by the designating body. All other abatements shall use the percentages reflected in the abatement schedule adopted by the designating body per IC 6-1.1-12.1-17.

** The amount of the deduction shall be adjusted annually to reflect changes to the assessed valuation resulting from a reassessment or an appeal of the assessment per IC 6-1.1-12.1-4 (b).

SECTION VI - FOR A RESIDENTIALLY DISTRESSED AREA WHERE THE STATEMENT OF BENEFITS WAS APPROVED BEFORE JULY 1, 2013 DEDUCTION SCHEDULE PER IC 6-1.1-12.1-17

TYPE OF DWELLING	DEDUCTION IS THE LESSER OF: [IC 6-1.1-12.1-4.1(b)]	DEDUCTION IS ALLOWED FOR A FIVE (5) YEAR PERIOD WHICH INCLUDES YEARS:
☐ One (1) family dwelling	Assessed value (after rehabilitation or redevelopment) $_____ or $74,880 AV	_____ pay _____ through _____ pay _____
☐ Two (2) family dwelling	Assessed value (after rehabilitation or redevelopment) $_____ or $106,080 AV	_____ pay _____ through _____ pay _____
☐ Three (3) unit multifamily dwelling	Assessed value (after rehabilitation or redevelopment) $_____ or $156,000 AV	_____ pay _____ through _____ pay _____
☐ Four (4) unit multifamily dwelling	Assessed value (after rehabilitation or redevelopment) $_____ or $199,680 AV	_____ pay _____ through _____ pay _____

Assessed value limits for taxes due and payable prior to January 1, 2005 were $36,000, $51,000, $75,000, and $96,000 for one to four family dwellings respectively.

SECTION VII - APPROVAL OF COUNTY AUDITOR *(COMPLETE ONLY IF APPROVED)*

This application is approved in the amounts shown above.

Signature of County Auditor	Printed name of County Auditor	Date signed *(month, day, year)*

IC 6-1.1-12.1-3
Statement of benefits; form; findings; period of deduction; resolution; excluded facilities

(e) Except for deductions related to redevelopment or rehabilitation of real property in a county containing a consolidated city, a deduction for the redevelopment or rehabilitation of real property may not be approved for the following facilities:
(1) Private or commercial golf course.
(2) Country club.
(3) Massage parlor.
(4) Tennis club.
(5) Skating facility (including roller skating, skateboarding, or ice skating).
(6) Racquet sport facility (including any handball or racquetball court).
(7) Hot tub facility.
(8) Suntan facility.
(9) Racetrack.
(10) Any facility the primary purpose of which is:
(A) retail food and beverage service;
(B) automobile sales or service; or
(C) other retail;
unless the facility is located in an economic development target area established under section 7 of this chapter.
(11) Residential, unless:
(A) the facility is a multifamily facility that contains at least twenty percent (20%) of the units available for use by low and moderate income individuals;
(B) the facility is located in an economic development target area established under section 7 of this chapter; or
(C) the area is designated as a residentially distressed area.
(12) A package liquor store that holds a liquor dealer's permit under IC 7.1-3-10 or any other entity that is required to operate under a license issued under IC 7.1.

IC 6-1.1-12.1-1
Definitions
(5) "Redevelopment" means the construction of new structures, in economic revitalization areas, either:
(A) on unimproved real estate; or
(B) on real estate upon which a prior existing structure is demolished to allow for a new construction.
(6) "Rehabilitation" means the remodeling, repair, or betterment of property in any manner or any enlargement or extension of property.

STATEMENT OF BENEFITS
VACANT BUILDING DEDUCTION

State Form 55182 (R / 2-14)
Prescribed by the Department of Local Government Finance

20____ PAY 20____
FORM SB-1 / VBD

PRIVACY NOTICE
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

This statement is being completed for real property that qualifies as an "eligible vacant building" as defined by IC 6-1.1-12.1-1(17).

INSTRUCTIONS:

1. *This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the occupation of the eligible vacant building for which the person wishes to claim a deduction.*
2. *To obtain a vacant building deduction, a Form 322/VBD must be filed with the county auditor before May 10 in the year in which the property owner or his tenant occupies the vacant building or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. If the property owner misses the May 10 deadline in the initial year of occupation, he can apply between March 1 and May 10 of a subsequent year.*
3. *A property owner who files the Form 322/VBD must provide the county auditor and the designating body with a Form CF-1/VBD to show compliance with the approved Form SB-1/VBD. The Form CF-1/VBD must also be updated each year in which the deduction is applicable.*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer		
Address of taxpayer *(number and street, city, state, and ZIP code)*		
Name of contact person	Telephone number ( )	E-mail address

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body		Resolution number
Location of property	County	DLGF taxing district number
Description of eligible vacant building that the property owner or tenant will occupy *(use additional sheets if necessary)*.		Estimated occupancy date *(month, day, year)*
		Estimated date placed-in-use *(month, day, year)*

SECTION 3 — ESTIMATE OF EMPLOYEES AND SALARIES AS A RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries

SECTION — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values		
Plus estimated values of proposed project		
Less values of any property being replaced		
Net estimated values upon completion of project		

SECTION 5 — EFFORTS TO SELL OR LEASE VACANT BUILDING

Described efforts by the owner or previous owner to sell, lease, or rent the building during period of vacancy:

Show amount for which the building was offered for sale, lease, or rent during period of vacancy.

List any other benefits resulting from the occupancy of the eligible vacant building.

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Title	Date signed *(month, day, year)*

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

A. The designated area has been limited to a period of time not to exceed _____ calendar years* *(see below)*. The date this designation expires is _____.

B. The amount of the deduction applicable is limited to $ _____.

C. Other limitations or conditions *(specify)* _____

D. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 *(* see below)* ☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10

E. For a statement of benefits approved after June 30, 2013, did the designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☐ Yes ☐ No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved *(signature and title of authorized member of designating body)*	Telephone number ( )	Date signed *(month, day, year)*
Printed name of authorized member of designating body	Name of designating body	
Attested by *(signature and title of attester)*	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-1(17) "Eligible vacant building" means a building that:
(A) is zoned for commercial or industrial purposes; and
(B) is unoccupied for at least one (1) year before the owner of the building or a tenant of the owner occupies the building, as evidenced by a valid certificate of occupancy, paid utility receipts, executed lease agreements, or any other evidence of occupation that the department of local government finance requires.

IC 6-1.1-12.1-17
Abatement schedules
Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:
(1) The total amount of the taxpayer's investment in real and personal property.
(2) The number of new full-time equivalent jobs created.
(3) The average wage of the new employees compared to the state minimum wage.
(4) The infrastructure requirements for the taxpayer's investment.
(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

COMPLIANCE WITH STATEMENT OF BENEFITS
VACANT BUILDING DEDUCTION

State Form 55183 (2-13)
Prescribed by the Department of Local Government Finance

20____ PAY 20____
FORM CF-1 / VBD

PRIVACY NOTICE
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

This statement is being completed for real property that qualifies under the following Indiana Code *(check one box)*:

☐ Eligible vacant building (IC 6-1.1-12.1-4.8)
☐ Enhanced eligible vacant building (IC 6-1.1-12.1-16)

INSTRUCTIONS:

1. *Propery owners must file this form with the county auditor and the designating body for their review regarding the compliance of the qualifying property with the Statement of Benefits (Form SB-1/VBD).*
2. *This form must accompany the initial deduction application (Form 322/VBD) that is filed with the county auditor.*
3. *This form must also be updated each year in which the deduction is applicable. It is filed with the county auditor and the designating body before May 15, or by the due date of the real property owner's personal property return that is filed in the township where the property is located. (IC 6-1.1-12.1-5.1(b))*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer	County
Address of taxpayer *(number and street, city, state, and ZIP code)*	DLGF taxing district number
Name of contact person	Telephone number ( )

SECTION 2 — LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body	Resolution number	Estimated occupancy date *(month, day, year)*
Location of property		Actual occupancy date *(month, day, year)*
Description of eligible vacant building that the property owner or tenant will occupy		Estimated date placed-in-use *(month, day, year)*
		Actual date placed-in-use *(month, day, year)*

SECTION 3 — EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		
Salaries		
Number of employees retained		
Salaries		
Number of additional employees		
Salaries		

SECTION 4 — COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project		
Less: Values of any property being replaced		
Net values upon completion of project		
ACTUAL	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project		
Less: Values of any property being replaced		
Net values upon completion of project		

SECTION 5 — UPDATES TO THE ANSWERS PROVIDED IN SECTION 5 OF THE FORM SB-1/VBD, IF ANY
(Attach additional sheet(s) if necessary.)

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Title	Date signed *(month, day, year)*

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH THE FORM SB-1/VBD

INSTRUCTIONS: (IC 6-1.1-12.1-5.1 and IC 6-1.1-12.1-5.9)

1. *Not later than forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits (Form SB-1/VBD).*

2. *If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time, and place of a hearing to be conducted by the designating body. The date of this hearing may not be more than thirty (30) days after the date this notice is mailed. A copy of the notice may be sent to the county auditor and the county assessor.*

3. *Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable efforts to substantially comply with the Statement of Benefits (Form SB-1/VBD) and whether any failure to substantially comply was caused by factors beyond the control of the property owner.*

4. *If the designating body determines that the property owner has **NOT** made reasonable efforts to comply, then the designating body shall adopt a resolution terminating the property owner's deduction. If the designating body adopts such a resolution, the deduction does not apply to the next installment of property taxes owed by the property owner or to any subsequent installment of property taxes. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the county auditor; and (3) the county assessor.*

We have reviewed the CF-1 and find that:

☐ the property owner **IS** in substantial compliance

☐ the property owner **IS NOT** in substantial compliance

☐ other (*specify*): _____

Reasons for the determination (*attach additional sheets if necessary*):

Signature of authorized member	Date signed *(month, day, year)*
Attested by:	Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance. (Hearing must be held within thirty (30) days of the date of mailing of this notice.)

Time of hearing	☐ AM ☐ PM	Date of hearing *(month, day, year)*	Location of hearing

HEARING RESULTS (*to be completed after the hearing*)

☐ Approved ☐ Denied (*see instruction 4 above*)

Reasons for the determination (*attach additional sheets if necessary*):

Signature of authorized member	Date signed *(month, day, year)*
Attested by:	Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

APPLICATION FOR DEDUCTION FROM ASSESSED VALUATION
REAL PROPERTY VACANT BUILDING DEDUCTION

State Form 53179 (R2 / 2-14)
Prescribed by the Department of Local Government Finance

20____ PAY 20____
FORM 322 / VBD

INSTRUCTIONS:

1. *This form is to be filed with the county auditor of the county in which the eligible vacant building is located.*
2. *To obtain a vacant building deduction, a Form 322/VBD must be filed with the county auditor before May 10 in the year in which the property owner or his tenant occupies the vacant building or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. If the property owner misses the May 10 deadline in the initial year of occupation, he can apply between March 1 and May 10 of a subsequent year.*
3. *The eligible vacant building must have been unoccupied for at least one (1) year and be zoned for commercial or industrial purposes.*
4. *A copy of the approved Form SB-1/VBD, the resolution adopted by the designating body, and the Form CF-1/VBD must be attached to this application.*
5. *A property owner who files this form must provide the county auditor and the designating body with a Form CF-1/VBD to show compliance with the approved Form SB-1/VBD. The Form CF-1/VBD must also be updated and provided to the county auditor and the designating body for each assessment year in which the deduction is applicable.*

SECTION 1 PROPERTY INFORMATION

Address of property *(number and street, city, state, and ZIP code)*			
County	Township	DLGF Taxing District number	Parcel number
Name of owner		Name of contact person	
Mailing address of owner *(number and street, city, state, and ZIP code)*			
Telephone number ( )	Fax number ( )	E-mail address (*optional*)	

SECTION 2 REQUEST FOR DEDUCTION AND DESCRIPTION OF BENEFIT TO TAXING JURISDICTION

Describe the real property investment

Total cost of the real property investment

Is this property within an Economic Revitalization District (ERA)? ☐ Yes ☐ No	Is this property within a Tax Increment Financing (TIF) district as defined in IC 6-1.1-21.2-3? ☐ Yes ☐ No

ASSESSED VALUE OF LAND	ASSESSED VALUE OF IMPROVEMENTS	ASSESSED VALUE OF LAND AND IMPROVEMENTS (TOTAL A/V)	*ASSESSED VALUE OF ELIGIBLE VACANT BUILDING
$	$	$	$

*Note: The amount of the deduction is the assessed value of the building or part of the building that is occupied by the property owner or a tenant of the property owner that qualifies as an eligible vacant building as defined in IC 6-1.1-12.1; multiplied by the percentage determined by the designating body under IC 6-1.1-12.1-17.

I hereby certify that the above named taxpayer is liable for property taxes at the above listed location on the indicated assessment date and that the representations on this application are true and correct. I further certify that the real property investment identified above is eligible for the vacant building deduction as outlined in IC 6-1.1-12.1-4.8 and IC 6-1.1-12.1-16.

Signature of owner or representative *(if representative, attach power of attorney)*		Date signed (*month, day, year*)
Printed name of signatory	Title	Telephone number of preparer ( )

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SCHEDULE A - FOR USE BY THE COUNTY AUDITOR IF THE FORM SB-1/VBD WAS APPROVED BEFORE, JULY 1, 2013			
TYPE AND YEAR OF DEDUCTION	ELIGIBLE ASSESSED VALUE *	DEDUCTION PERCENTAGE	DEDUCTION BEFORE LIMIT **
Eligible vacant building - One (1) Year (IC 6-1.1-12.1-4.8)			
Year One (1) 3-1-20___ payable in 20___	$	100%	$
Eligible vacant building - Two (2) Years (IC 6-1.1-12.1-4.8)			
Year One (1) 3-1-20___ payable in 20___	$	100%	$
Year Two (2) 3-1-20___ payable in 20___	$	50%	$
Eligible vacant building - Three (3) Years (IC 6-1.1-12.1-4.8 & IC 6-1.1-12.1-16(b))			
Year One (1) 3-1-20___ payable in 20___	$	100%	$
Year Two (2) 3-1-20___ payable in 20___	$	50%	$
Year Three (3) 3-1-20___ payable in 20___	$	50%	$
Enhanced eligible vacant building - One (1) Year (IC 6-1.1-12.1-16) ***			
Year One (1) 3-1-20___ payable in 20___	$	100%	$
Enhanced eligible vacant building - Two (2) Years (IC 6-1.1-12.1-16) ***			
Year One (1) 3-1-20___ payable in 20___	$	100%	$
Year Two (2) 3-1-20___ payable in 20___	$	100%	$
Enhanced eligible vacant building - Three (3) Years (IC 6-1.1-12.1-16) ***			
Year One (1) 3-1-20___ payable in 20___	$	100%	$
Year Two (2) 3-1-20___ payable in 20___	$	100%	$
Year Three (3) 3-1-20___ payable in 20___	$	100%	$

** Application of the limits from IC 6-1.1-12.1-4.8(k) as determined by the designating body on the Form SB-1/VBD (Page 2, Letter B).

Year One (1) 3-1-20___ payable in 20___	Enter eligible deduction as determined above	$
	Enter limit determined by the designating body from SB-1	$
The approved deduction for this assessment date is the lesser of the two (2) numbers above.		$
Year Two (2) 3-1-20___ payable in 20___	Enter eligible deduction as determined above	$
	Enter limit determined by the designating body from SB-1	$
The approved deduction for this assessment date is the lesser of the two (2) numbers above.		$
Year Three (3) 3-1-20___ payable in 20___	Enter eligible deduction as determined above	$
	Enter limit determined by the designating body from SB-1	$
The approved deduction for this assessment date is the lesser of the two (2) numbers above.		$

*The deduction is for the assessed value of the eligible vacant building as defined by IC 6-1.1-12.1-1(17). The amount of the deduction shall be adjusted to reflect the percentage increase or decrease in assessed valuation resulting from a general reassessment or a cyclical reassessment. If an appeal of the assessment is approved that results in a reduction of the assessed value, the deduction shall be adjusted to reflect the percentage decrease that resulted from the appeal. (IC 6-1.1-12.1-4.8(j)) Note: This is the pre-July 1, 2013 version of the statute that was in effect at the time the Form SB-1/VBD was approved.

**Statutory Limits under IC 6-1.1-12.1-4.8(k): The maximum amount of a deduction to the assessed value under this section may not exceed the lesser of: (1) the annual amount for which the eligible vacant building was offered for lease or rent by the owner or a previous owner during the period the eligible vacant building was unoccupied; or (2) an amount, as determined by the designating body in its discretion, that is equal to the annual amount for which similar buildings in the county or contiguous counties were leased or rented or offered for lease or rent during the period the eligible vacant building was unoccupied. Note: This is the pre-July 1, 2013 version of the statute that was in effect at the time the Form SB-1/VBD was approved.

*** IC 6-1.1-12.1-16(a): This section applies to property that is the subject of a deduction application filed after June 30, 2011, if: (1) property that is the subject of a deduction application is an eligible vacant building with at least fifty thousand (50,000) square feet and, as a condition of obtaining the deduction, the deduction applicant agrees to use the eligible vacant building for industrial or commercial purposes; (2) as a condition of obtaining a deduction under this chapter, the deduction applicant agrees to invest at least ten million dollars ($10,000,000) in property that is eligible for a deduction under this chapter; (3) property that is the subject of a deduction application consists of a proposed rehabilitation of property in a designated downtown area; or (4) the property that is the subject of a deduction application is or will be located in a county in which: (A) the average annualized unemployment rate in each of the two (2) calendar years immediately preceding the current calendar year exceeded the statewide average annualized unemployment rate for each of the same calendar years by at least two percent (2%); or (B) the average annualized unemployment rate in the immediately preceding calendar year was at least double the statewide average annualized unemployment rate for the same period; as determined by the Department of Workforce Development. Note: This is the pre-July 1, 2013 version of the statute that was in effect at the time the Form SB-1/VBD was approved.

APPROVAL OF COUNTY AUDITOR *(COMPLETE ONLY IF APPROVED)*

This application is approved in the amounts shown above.

Signature of County Auditor	Printed name of County Auditor	Date signed *(month, day, year)*

SCHEDULE B - FOR USE BY THE COUNTY AUDITOR IF THE FORM SB-1/VBD WAS APPROVED AFTER JUNE 30, 2013

YEAR OF DEDUCTION / ASSESSED VALUE / PERCENTAGE / DEDUCTION**

(1) For deductions allowed over a 1 year period:

1 20___ pay 20___ $_____ * _____% $_____

(2) For deductions allowed over a two (2) year period:

1 20___ pay 20___ $_____ * _____% $_____
2 20___ pay 20___ $_____ * _____% $_____

(3) For deductions allowed over a three (3) year period:

1 20___ pay 20___ $_____ * _____% $_____
2 20___ pay 20___ $_____ * _____% $_____
3 20___ pay 20___ $_____ * _____% $_____

(4) For deductions allowed over a four (4) year period:

1 20___ pay 20___ $_____ * _____% $_____
2 20___ pay 20___ $_____ * _____% $_____
3 20___ pay 20___ $_____ * _____% $_____
4 20___ pay 20___ $_____ * _____% $_____

(5) For deductions allowed over a five (5) year period:

1 20___ pay 20___ $_____ * _____% $_____
2 20___ pay 20___ $_____ * _____% $_____
3 20___ pay 20___ $_____ * _____% $_____
4 20___ pay 20___ $_____ * _____% $_____
5 20___ pay 20___ $_____ * _____% $_____

(6) For deductions allowed over a six (6) year period:

1 20___ pay 20___ $_____ * _____% $_____
2 20___ pay 20___ $_____ * _____% $_____
3 20___ pay 20___ $_____ * _____% $_____
4 20___ pay 20___ $_____ * _____% $_____
5 20___ pay 20___ $_____ * _____% $_____
6 20___ pay 20___ $_____ * _____% $_____

(7) For deductions allowed over a seven (7) year period:

1 20___ pay 20___ $_____ * _____% $_____
2 20___ pay 20___ $_____ * _____% $_____
3 20___ pay 20___ $_____ * _____% $_____
4 20___ pay 20___ $_____ * _____% $_____
5 20___ pay 20___ $_____ * _____% $_____
6 20___ pay 20___ $_____ * _____% $_____
7 20___ pay 20___ $_____ * _____% $_____

YEAR OF DEDUCTION / ASSESSED VALUE / PERCENTAGE / DEDUCTION**

(8) For deductions allowed over a eight (8) year period:

1 20___ pay 20___ $_____ * _____% $_____
2 20___ pay 20___ $_____ * _____% $_____
3 20___ pay 20___ $_____ * _____% $_____
4 20___ pay 20___ $_____ * _____% $_____
5 20___ pay 20___ $_____ * _____% $_____
6 20___ pay 20___ $_____ * _____% $_____
7 20___ pay 20___ $_____ * _____% $_____
8 20___ pay 20___ $_____ * _____% $_____

(9) For deductions allowed over a nine (9) year period:

1 20___ pay 20___ $_____ * _____% $_____
2 20___ pay 20___ $_____ * _____% $_____
3 20___ pay 20___ $_____ * _____% $_____
4 20___ pay 20___ $_____ * _____% $_____
5 20___ pay 20___ $_____ * _____% $_____
6 20___ pay 20___ $_____ * _____% $_____
7 20___ pay 20___ $_____ * _____% $_____
8 20___ pay 20___ $_____ * _____% $_____
9 20___ pay 20___ $_____ * _____% $_____

(10) For deductions allowed over a ten (10) year period:

1 20___ pay 20___ $_____ * _____% $_____
2 20___ pay 20___ $_____ * _____% $_____
3 20___ pay 20___ $_____ * _____% $_____
4 20___ pay 20___ $_____ * _____% $_____
5 20___ pay 20___ $_____ * _____% $_____
6 20___ pay 20___ $_____ * _____% $_____
7 20___ pay 20___ $_____ * _____% $_____
8 20___ pay 20___ $_____ * _____% $_____
9 20___ pay 20___ $_____ * _____% $_____
10 20___ pay 20___ $_____ * _____% $_____

* The deduction percentages reflected in this schedule apply to a statement benefits approved after June 30, 2013 and are the percentages reflected in this abatement schedule adopted by the designating body per IC 6-1.1-12.1-17.

** The amount of the deduction shall be adjusted annually to reflect changes to the assessed valuation resulting from a reassessment or an appeal of the assessment per IC 6-1.1-12.1-4.8(i).

APPROVAL OF COUNTY AUDITOR *(COMPLETE ONLY IF APPROVED)*

This application is approved in the amounts shown above.

Signature of County Auditor	Printed name of County Auditor	Date signed *(month, day, year)*

IC 6-1.1-12.1

Chapter 12.1. Deduction for Rehabilitation or Redevelopment of Real Property in Economic Revitalization Areas

IC 6-1.1-12.1-0.3

Legalization of designation of economic revitalization area before February 1, 1991

Sec. 0.3. Notwithstanding any other law, a designating body's actions taken before February 1, 1991, in retroactively designating an economic revitalization area are legalized and validated.

As added by P.L.220-2011, SEC.121.

IC 6-1.1-12.1-1

Definitions

Sec. 1. For purposes of this chapter:

(1) "Economic revitalization area" means an area which is within the corporate limits of a city, town, or county which has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. The term "economic revitalization area" also includes:

(A) any area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues; and

(B) a residentially distressed area, except as oth provided in this chapter.

(2) "City" means any city in this state, and "to town incorporated under IC 36-5-1.

(3) "New manufacturing equipment" m property that a deduction applicant

(A) installs on or before the under section 9 of this ch economic revitaliza tangible personal

(B) uses in th assembly finish n

Would you like to find the Indiana Codes concerning tax abatements? Here's how...

Go to: www.in.gov/dlgf

→Click on: Legislation & Policy Information

→ Click on: Indiana Code & Administrative Code

→ Click on: Indiana Code

→ Click on: Title 6

→ Click on: Article 1.1

→ Click on: Chapter 12.1

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE

INDIANA GOVERNMENT CENTER NORTH
100 NORTH SENATE AVENUE N1058(B)
INDIANAPOLIS, IN 46204
PHONE (317) 232-3777
FAX (317) 232-8779

FREQUENTLY ASKED QUESTIONS
COUNTY AUDITORS'CONFERENCE FALL 2012

1.) Can you discuss the Vacant Building Deduction and which county official is responsible for overseeing it?

The vacant building deduction is governed by IC 6-1.1-12.1 and State Form 53179. This form should be used for assessments from March 1, 2007 and after and must be filed with the county auditor of the county in which the property is located. The form must be filed between March 1 and May 10 of the filing year unless an extension of up to 30 days has been granted in writing. The building must have been unoccupied for at least one year prior to the filing of the application and zoned for commercial or business use. A copy of the approved Form SB-1/Real Property, resolution from the designating body, and Form CF-1/Real Property must be attached to the application. Under IC 6-1.1-12.1-4.8, the taxpayer must show how the investment in the vacant building will increase assessed value and create jobs or retain employees in the taxing jurisdiction.

2.) If a company doesn't file a CF-1 by May 15, who makes the decision that it is not in compliance – the auditor or the designating body? What is the correct way to apply the deduction to Layer 1, year 2? Do I keep using the same amount of percentage complete amount for following years and calculate the additional assessed value amount to Layer 2 or will the figures change each year? On what do I rely the assessor to give me each year to make this calculation?

Assuming the CF-1/Real Property is the form at issue, there are two t
considered when answering this question. The designating body h
taxpayer is compliant with his Form SB-1/Real Property (Stat
determination of this type of compliance occurs after the F
the question above, the form has not been filed; therefo
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an assessment for
under of the building

APPLICATION FOR DEDUCTION FROM ASSESSED VALUATION OF STRUCTURES IN ECONOMIC REVITALIZATION AREAS (ERA)

State Form 18379 (R12 / 1-14)
Prescribed by the Department of Local Government Finance

20____ PAY 20____
FORM 322 / RE

INSTRUCTIONS:

1. *This form is to be filed in person or by mail with the County Auditor of the county in which the property is located.*
2. *To obtain this deduction, a Form 322 / RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation (or new assessment) is made, or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. If the property owner misses the May 10 deadline in the initial year of assessment, he can apply between March 1 and May 10 of a subsequent year for the remainder of the abatement term. (See also IC 6-1.1-12.1-11.3 concerning the failure to file a timely application.)*
3. *A copy of the Form 11, the approved Form SB-1 / Real Property, the resolution adopted by the designating body, and the Form CF-1 / Real Property must be attached to this application.*
4. *The Form CF-1 / Real Property must be updated annually and provided to the County Auditor and the designating body for each assessment year in which the deduction is applicable.*
5. *Please see IC 6-1.1-12.1 for further instructions.*
6. *Taxpayer completes Sections I, II and III below.*
7. *If property located in an economic revitalization area is also located in an allocation area as defined in IC 36-7-14-39 or IC 36-7-15.1-26, an application for the property tax deduction may not be approved unless the Commission that designated the allocation area adopts a resolution approving the application (IC 6-1.1-12.1-2(k)).*
8. *Except for deductions related to redevelopment or rehabilitation of real property in a county containing a consolidated city, a deduction for the redevelopment or rehabilitation of real property may not be approved for the following facilities (IC 6-1.1-12.1-3):*
   - *a. Private or commercial golf course*
   - *b. Country club*
   - *c. Massage parlor*
   - *d. Tennis club*
   - *e. Skating facility, including roller skating, skateboarding or ice skating*
   - *f. Racquet sport facility (including handball or racquet ball court)*
   - *g. Hot tub facility*
   - *h. Suntan facility*
   - *i. Racetrack*
   - *j. Any facility, the primary purpose of which is (a) Retail food and beverage service; (b) Automobile sales or service; or (c) other retail; (unless the facility is located in an economic development-target area established under IC 6-1.1-12.1-7).*
   - *k. Residential, unless the facility is a multi-family facility that contains at least 20% of the units available for use by low and moderate income individuals or unless the facility is located in an economic development target area established under IC 6-1.1-12.1-7, or the area is designated as a residentially distressed area which is required to meet conditions as cited in IC 6-1.1-12.1-2 (c) (1 & 2).*
   - *l. Package liquor store [see IC 6-1.1-12.1 - 3(e)(12)]*

SECTION I - DESCRIPTION OF PROPERTY

The owner hereby applies to the County Auditor for a deduction pursuant to IC 6-1.1-12.1-5 beginning with the assessment date March 1, 20 ____.

County	Township	DLGF taxing district number	Key number
Name of owner		Legal description from Form 11	
Property address (*number and street, city, state, and ZIP code*)			Date of Form 11 (*month, day, year*)
Type of structure			Use of structure
Governing body that approved ERA designation		Date ERA designation approved (*month, day, year*)	Resolution number

SECTION II - VERIFICATION OF OWNER OR REPRESENTATIVE

Signature of owner or representative (*I hereby certify that the representations on this application are true.*)	Date signed (*month, day, year*)
Printed name of owner or representative	Address (*number and street, city, state, and ZIP code*)

SECTION III - STRUCTURES

A. Rehabilitation structure	1. Assessed valuation AFTER rehabilitation	$
	2. Assessed valuation BEFORE rehabilitation	$
	3. Difference in assessed valuation (Line 1 minus Line 2)	$
	4. Assessed valuation eligible for deduction (for the increase in A/V from the rehabilitation, not including the increase in A/V from the reassessment of the entire structure)	$
B. New structure	1. Assessed valuation	
	2. Assessed valuation eligible for deduction	

SECTION IV

I verify that the above described structure was assessed
effective date of the assessment being March 1, 20 _

Signature of Assessing Official

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↗ Click on: DLGF Forms

↗ Scroll down: Select desired form

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