

FORM NNCRPTA-1
APPLICATION FOR CERTIFICATION
NEWPORT NEWS COMMERCIAL REHABILITATION
PROPERTY TAX ABATEMENT

1. Name of Firm:

Address:

Authorized Representative:

Phone:

2. Address of Property Undergoing Commercial Rehabilitation:

3. Date Rehabilitation Began (Date of Issue of Building Permit):

4. Date Rehabilitation Completed (Date of Final Certificate of Occupancy or Final Inspection):

5. Assessed value of improvements (building, not land) in tax year that rehabilitation began (tax year begins on July 1—Example: April 1, 2010 is in Tax Year 2009/10; October 1, 2010 is in Tax Year 2010/11):

6. Amount of Eligible Rehabilitation Costs (for definition of “Eligible Rehabilitation Costs,” see attached):

7. Gross square feet of building space prior to renovation:

8. Amount of building space, if any, added by renovation:

9. Attach one of the following*:

- a. A list of Eligible Rehabilitation Costs certified by a Certified Public Accountant
- b. Itemized receipts of bills paid for Eligible Rehabilitation Costs
- c. A copy of the list attached to Form EZ-RPIG in response to Item II.3 of that form
- d. A copy of the Virginia Department of Housing and Community Development’s Certificate of Qualification for the Enterprise Zone Real Property Improvement Tax Credit
- e. An audited summary operating statement of the corporate or partnership owner (the company), supported by a detailed general ledger statement attested by an officer of the company, and subject to random verification by a representative of the City

** Of these, (d) is the most preferred, if available, with (a) or (c) being next most preferred.*

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, ALL INFORMATION PRESENTED ABOVE IS CORRECT.

Owner or Firm’s Authorized Representative

Definition of Eligible Rehabilitation Costs

Commercial Rehabilitation Real Estate Property Tax Abatement

Eligible Rehabilitation Costs are those costs incurred, after the issuance of a building permits for all work, by the owner or tenant in a building located in Newport News, Virginia that is at least 20 years old (15 if within an Enterprise Zone) for the renovation or rehabilitation of that building. Eligible Rehabilitation Costs include expenditures associated with any exterior, interior, structural, mechanical or electrical improvements necessary to expand (up to 50% of original floor space) or rehabilitate a building for commercial or industrial use. Eligible Rehabilitation Costs include:

- demolition;
- carpentry
- sheetrock;
- plaster;
- painting
- ceilings
- floors
- fixtures
- electrical
- plumbing
- HVAC
- doors and windows
- fire suppression systems
- roofing and flashing;
- exterior repair;
- cleaning and cleanup
- excavations
- grading and paving;
- installing driveways and sidewalks; and
- landscaping or land improvements.

Eligible Rehabilitation Costs do not include:

- the cost of acquiring any real property or building;
- the cost of furnishings, machinery or equipment;
- appraisal, architectural, engineering, surveying, and interior design fees;
- loan fees, points, or capitalized interest;
- legal, accounting, realtor, sales and marketing, or other professional fees;
- closing costs, permits, user fees, zoning fees, impact fees, and inspection fees;
- bids, insurance, signage, utilities, bonding, copying, rent loss, or temporary facilities incurred during construction;
- utility connection or access fees;
- outbuildings;
- the cost of any well or septic or sewer system; and
- roads