

New Construction or Rehabilitation of Multifamily Housing Tax Credit Program

Purpose:

The purpose of this program is to encourage the new construction and rehabilitation or revitalization of existing multi-family dwellings in the City of Parkersburg and is intended as an incentive to new occupancies and business growth through a business and occupation tax credit.

Definitions:

(a) A multi-family dwelling means a residential building designed for occupancy by two families in separate dwelling units, each having separate kitchen and restroom facilities;

(b) Construction, rehabilitation and revitalization means capital investment in a multi-family dwelling to newly construct or to improve or modernize such dwelling and which new construction, improvement or modernization has a useful life of at least five (5) years at the time it is placed into service or use.

Qualifying requirements and amount of credit:

(a) A business shall be deemed eligible which newly constructs a multi-family dwelling or rehabilitates and revitalizes an existing multi-family dwelling and which **multifamily** dwelling is located within the City of Parkersburg. There is specifically exempted from this program any existing single family dwelling that is later converted to a **multifamily** dwelling.

(b) The **tax credit** may only be taken when an otherwise qualifying business files the required business and occupation **tax** return on or before the required due date. If said return is not filed timely then the **credit** will be disallowed for the time period in which the return is delinquent.

(c) The maximum **credit** allowed shall not exceed the total cost of the capital investment made in the construction, rehabilitation, revitalization or modernization of the multi-family dwelling

(d) The qualifying business shall submit an application to the Finance Director of the City for preliminary approval prior to the completion of its construction, rehabilitation or revitalization project. Further said qualifying business shall provide such written documentation of the actual capital investment made and as may be needed and requested by the Finance Director for his or her approval prior to said business receiving any such permitted **tax credit**.

(e) The Finance Director shall have full authority and discretion to grant or deny an application made pursuant to the provisions of this section.

(f) The qualifying business will be permitted a **tax credit** up to one hundred percent (100%) of its business and occupation **tax** liability annually for a period of five (5) consecutive years from and after such capital improvement is completed, but in no event shall said **credit** exceed the total cost of its actual expended capital investment in said building.

(Ord. 0-1480. Passed 7-22-14.)