



NEW CONSTRUCTION HOMEBUYER INCENTIVE PROGRAM (NCHIP)

Program Period January 1, 2024 – December 31, 2026

(ORD. NO. 3093 PASSED BY THE CITY COMMISSION ON MAY 13, 2013, Subsequent Ordinances Extending Authority 3157, 3191, 3259, 3347, 3405)

PROGRAM SUMMARY

- ✓ **One-time \$2,000 Cash Payment.** Approved applicants will receive two thousand dollars (\$2,000) made out to the Closing Agent on behalf of the new homeowner provided the home and prospective buyers are eligible.
- ✓ **Rebates.** Once an application is approved for an eligible property, and the owners(s) have entered into the Program Agreement with the City, the City, subject to certain limitations and restrictions will issue a rebate payment to the property owner(s) on or about July 15 of each year, starting the first year after full payment of taxes continuing for a period four (4) years, this four-year period is otherwise known as the “Rebate Period”. The rebate payment shall be for the City share of general ad valorem property taxes which the applicant in title actually paid on the property the preceding December and May. City staff will verify through the County Clerk that all taxes have been paid in full and that homeowners remain in compliance with program requirements before the rebate is paid out.

Examples of Rebates on a \$200,000 (and over) Home

*The rebate shall be calculated for up to \$200,000 of the purchase price of the property. For homes over \$200,000 the rebate applies to the first \$200,000 only.

Rebate Year	% of Rebate	City Mill Levy *	Purchase Price	Rebate Amount
Year 1	80%	53.826	\$200,000	990.40
Year 2	60%	53.826	\$200,000	742.80
Year 3	40%	53.826	\$200,000	495.20
Year 4	20%	53.826	\$200,000	247.60
Sub-total	200%	* - 2024 Levy	Four Year Tax Rebate	\$2,476.00
Up- front Cash payment to closing agent for the benefit of the homeowner(s)				\$2,000.00
Total Housing Incentive of a Home with a Purchase Price of \$200,000 and Over				\$4,476.00

Examples of Rebates on a \$150,000 Home

Rebate Year	% of Rebate	City Mill Levy *	Purchase Price	Rebate Amount
Year 1	80%	53.826	\$150,000	742.80
Year 2	60%	53.826	\$150,000	557.10
Year 3	40%	53.826	\$150,000	371.40
Year 4	20%	53.826	\$150,000	185.70
Sub-total	200%	* - 2024 Levy	Four Year Tax Rebate	\$1,857.00
Up- front Cash payment to closing agent for the benefit of the homeowner(s)				\$2,000.00
Total Housing Incentive of a Home with a Purchase Price of \$150,000				\$3,857.00

Eligibility: Home owners may apply for NCHIP rebates on single-family, owner-occupied homes, whether single unit housing or part of a multi-unit structure as long as a separate fee title to the residence is acquired.

Application Deadline: The City Clerk or designee must receive the completed application and all required documentation **ten (10) business days prior to closing**. Failure to provide all required documentation and/or timely notice may delay payment.

Program Period: Applications will be received from January 1, 2024 through December 31, 2026.

Transferability: The tax rebate can only be claimed by the first owner/occupant and is NOT transferrable to a subsequent owner.