

Norton County Demolition Program

Full or partial abatement from Norton County's solid waste disposal fees may be available when the demolition conducted or directed by the applicant to a deteriorated property results in or is directly followed by:

- improvements to deteriorated commercial and/or residential properties, or
- new residential, commercial, or industrial construction built upon the deteriorated property, and
- full time jobs are created, which are directly associated with the improved deteriorated commercial property

The person applying for the abatement must be the owner or authorized managing representative of the owner of the deteriorated property, and must fully complete the application and pay the application fee to be eligible for an abatement.

New residential construction or improvements to residential deteriorated property must consist of a minimum of 500 square feet of living space within a dwelling unit. Addition and renovations to existing structures will be eligible in the proposed project adds 500 square feet to the living space of the dwelling unit. A structure must be classified as or qualify to be classified by the Norton County Appraiser as residential real estate. For the purposes of this program, a mobile home, trailer or recreational vehicle will not be considered as living space, a dwelling unit, or real property.

Applications must be accompanied by supporting documentation and approved by the Norton County Solid Waste Supervisor and County Clerk prior to the beginning of demolition to be eligible for the abatement.

Any abatement is limited to one year, and upon further request, may be extended for an additional 6 months. Any abatement application project may be subject to audit by Norton County.

DEFINITIONS:

Deteriorated commercial property means any industrial, commercial or other business property owned by an individual, association or corporation, and located within Norton County in need of improvement, or which has been the subject of an order by a government agency requiring the unit to be vacated, condemned or demolished by reason of noncompliance with laws, ordinances or regulations.

Deteriorated residential property means a dwelling unit located in Norton County which is in need of improvement, or which has been or upon request is certified by a health, housing or building inspection agency as unfit for human habitation for rent withholding, or other health or welfare purposes, or has been the subject of an order by such an agency requiring the unit to be vacated, condemned or demolished by reason of noncompliance with the laws, of ordinances or regulations.

Dwelling unit means a house, double house or duplex, townhouse or row house, apartment or any building intended for occupancy as living quarters by an individual, a family, families or other groups of persons, which living quarters contain a kitchen or other cooking equipment for the exclusive use of the occupant or occupants.

Improvement means repair, construction or reconstruction, including alterations or additions, having the effect of rehabilitating a deteriorated property, either commercial or residential, so that it becomes habitable or attains higher standards of safety, health, economic use or amenity, or is brought into compliance with laws, ordinances or regulations governing such standards. Ordinary upkeep and maintenance shall not be deemed an improvement.

Residential construction means the building or erection of dwelling units, as defined above, upon vacant land or land specifically prepared to receive such structures.

Person means an individual, association, corporation or legal entity, including partnerships, limited liability companies or joint ventures.

Demolition means the tearing down, razing or deconstruction of a building, structure or permanent fixture to real property.

Norton County Demolition Program Application Date Rcvd: _____

1. Owner's Name _____
2. Owner's Mailing Address _____
 Owner's Phone Number _____
3. Property Address _____
4. Legal description of property (attach separate sheet if more space is needed) _____

5. Total Project Cost:
 Material: \$ _____
 Labor: \$ _____
 Total Project Cost: \$ _____
6. Abatement
Commercial
 \$ Amount of investment _____ Full time jobs created _____ Part time jobs created _____

Residential
 \$ Amount of investment _____ % of abatement _____
7. Sq. footage to be demolished _____ Sq. footage to be added _____

Commercial Schedule			
Application Fee	\$ of investment	Full time jobs created*	Landfill % of abatement
\$100	\$10,000 and up	2 or more	25%
\$250	\$25,000 and up	4 or more	50%
\$500	\$50,000 and up	6 or more	75%
\$1000	\$75,000 and up	10 or more	100%

*2 part time jobs equal 1 full time job

Residential Schedule		
Application Fee	\$ of investment	Landfill % of abatement
\$25	\$10,000	25%
\$50	\$25,000	50%
\$75	\$50,000	75%
\$100	\$75,000 and Up	100%

8. Application Fee: \$ _____
10. Building Permit Number _____ (if applicable)
9. Estimated Date Demolition To Be Commenced: _____

10. Estimated Date Demolition To Be Completed: _____

11. Applicant agrees and acknowledges that: (a) Applicant has received, read and understands the criteria for qualification and the procedure to be completed to qualify. (b) Applicant will follow all required procedures. (c) Within 15 days after completion, Applicant will report such completion to the County Clerk? /Landfill Supervisor. (d) If demolition is not completed within one (1) year applicant may request an extension of six (6) months. (e) Any approval issued pursuant to this Application becomes null and void one year from date of approval if construction is not commenced prior to the expiration of such one year period, and demolition will not be eligible to participate in the Demolition Program abatement.

Under penalty of perjury, I hereby state that all information contained in the above Application is true and correct.

Property Owner _____

COUNTY CLERKS'S ACTION ON APPLICATION

PART II

Subject to meeting the criteria, the above application is hereby (circle word applicable)

Conditionally Approved

Denied

County Appraiser

Date

OWNER'S REPORT(S) OF STATUS OF DEMOLITION

PART III

- (a) (To be used only if demolition not completed within 1 (one) year following the County Clerk/Landfill Supervisor's approval under Part II.)

Demolition was not completed within 1 (one) year. Estimated completion date is _____.

Owner's Signature

Date

- (b) (To be used only when Demolition is completed.)

All Demolition described in Application was completed on _____.

Owner's Signature

Date

PART IV

Based upon the Owner's report under Part III (b) above and on an on-site inspection by the undersigned County Clerk and/or Landfill Supervisor of the property to be demolished described in the Application the County Clerk FINDS and ORDERS the following final action on the Application:

- (a) The Application is finally approved and it is determined that the demolition completed pursuant to the Application has been completed with the result of _____ sq feet of materials.

or

- (b) The Application is finally rejected and denied for the following reasons: _____

County Clerk's Signature

Date