

Rutland City – Vacant/Blighted Residential Property Tax Stabilization Application

1. **Date of Application:**
2. **Owner/Contact Person:**
 - A) **Mailing address**
 - B) **Email**
 - C) **Phone**
3. **Property Address:**
4. **Present use(s) of property:**
5. **Is property currently vacant as defined in City statute (see appendix for definition): Y / N**
6. **Is property currently certified as blighted by the City of Rutland (info available from Building & Zoning): Y / N**
7. **Is applicant current on all City taxes and fees (info available from City Treasurers office): Y / N**
8. **Will this property be used as a primary dwelling unit (see appendix for definition) : Y / N**
9. **Property's current assessed value (info available from City Assessors office):**
10. **Property Redevelopment Plan:**
 - A) **Detailed summary of proposed improvements to real property and renovation budget: (use separate sheet if necessary)**
 - 1) **Exterior Improvements and cost estimate:**
 - 2) **Interior Improvements and cost estimate:**
 - 3) **Land Improvements and cost estimate:**

- B) Total estimated financial investment:
- C) Date project to commence:
- D) Estimated completion date:
- E) Source(s) of funding for property improvements:
- F) Final disposition plan for property:

11. Permits required & received:

- A) State
- B) City

12. Briefly describe why Residential Property Tax Stabilization is being sought for this project:

Appendix – Definitions

Blighted Structure: To be certified as blighted any eligible dwelling units must meet the definition of “blighted structure” as written below:

A “**blighted structure**” will be defined for the purposes of the Vermont NSP program as; a structure that exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety and public welfare and/or an aggregation of deferred maintenance items that constitute incipient code violations and which pose an impending threat of harm to the occupants of the dwelling. Any structure unfit for use, habitation or dangerous to persons or other property meets this definition. This would include structures showing evidence of physical decay and damage, dilapidation, neglect, unsanitary conditions, environmental or biological contamination, functional obsolescence and lack of maintenance.

Dwelling Unit: Means a building or the part of a building that is used as a primary home, residence, or sleeping place by one or more persons who maintain a household.

Vacant Building: Means, generally:

- A. For single family residential buildings, any building that is not legally used as a residence by a person for a period of at least 90 consecutive days.
- B. For two family and multifamily residential buildings, any building in which none of the units are legally used as a residence by a person for a period of at least 90 consecutive days.

Notwithstanding the foregoing, the Building Inspector shall use his/her best judgment to determine, on a case by case basis, whether a building is or should be deemed vacant for the purposes of this application.