

## Remodeling Exemption (57-02.2)

- **Improvements To Commercial Properties And Residential Properties 25 Years Old & Older Are Eligible**
  - Improvement means renovation, remodeling, alteration, and, in some cases, additions to existing buildings.
  - Replacement of an existing building is NOT considered an improvement.
- **Exemption Applies Only To The Assessment Value Added Due To The Qualifying Improvement**
  - Value exempted is the difference between the improved value and the value prior to the start of the improvement, **including any demolition**. We will consider the "before" value prior to any demolition.
- **Projects Started Prior to July 31, 1999 Are Eligible For A 3 Year Exemption On the Value Of The Improvements**
- **Projects Started After July 31, 1999 Are Eligible For An Exemption According To The Following Table Except That, Prior December 29, 2008, Apartments Were Regarded As Commercial For Purposes Of The Exemption Term:**

<b>TYPE</b>	<b>YRS EXEMPT</b>	<b>BLDG AGE</b>	<b>ELIGIBLE IMPR</b>	<b>MISC</b>
Res. & Apts.	3	25-39 Yrs	Remo & Addition	
Res. & Apts.	5	40 Yrs & Up	Remo & Addition	
Comm.	3	All	Remodel Only	Outside CBD
Comm.	3	Thru 24 Yrs	Remodel Only	In CBD
Comm.	5	25 Yrs & Up	Remo & Addition	In CBD

- **No exemption Will Be Granted For Value Replaced After A Reduction For Fire, Flood, Tornado, Or Natural Disaster**
- **Abatement Procedure Is Available If The Exemption Is Applied For After The Improvement Has Been Made**
- **Exemption Remains With The Property Upon Ownership Transfer**

**Application For Property Tax Exemption For Improvements  
To Commercial And Residential Buildings**

**North Dakota Century Code ch. 57-02.2**  
(File with the local city or township assessor)

**Property Identification**

1.	Name of Property Owner _____	Phone No. _____
2.	Address of Property _____	
	City <u>FARGO</u>	State <u>ND</u> Zip Code _____
3.	Legal description of the property for which the exemption is being claimed. _____	
	_____	
4.	Parcel Number _____ Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Central Business District <input type="checkbox"/>	
5.	Mailing Address of Property Owner _____	
	City _____	State _____ Zip Code _____

**Description Of Improvements For Exemption**

6.	Describe the type of renovating, remodeling or alteration made to the building for which the exemption is being claimed (attach additional sheets if necessary). _____	
	_____	
7.	Building Permit No. _____	8. Year Built _____
9.	Date of Commencement of making the improvement _____	
10.	Estimated market value of property before improvement	\$ _____
11.	Cost of making the improvement (all labor, material and overhead) \$ _____	
12.	Estimated market value of property after improvement	\$ _____

**Applicant's Certification and Signature**

13.	I certify that the above information is correct to the best of my knowledge and I apply for this exemption.	
	Applicant's Signature _____	Date _____

**Assessor's Determination**

14.	The local assessor finds that the improvements in this application has <input type="checkbox"/> has not <input type="checkbox"/> met the qualifications for exemption for the following reason(s): _____	
	Assessor's Signature _____	Date _____

**Action of Governing Body**

15.	Action taken on this application by local governing board of the county or city: Denied <input type="checkbox"/> Approved <input type="checkbox"/>	
	Approval subject to the following conditions: _____	
	_____	
	Chairman of Governing Body _____	Date _____