

City of Shoreline North City Planning Subarea Property Tax Exemption

1. THRESHOLD REQUIREMENTS

The City of Shoreline's Property Tax Exemption Program (hereafter "PTE Program") for the North City Business District is established under Ordinance No. 310.

In order to qualify for the tax exemption, the project must meet the following criteria:

- The PTE Program applies only to the land within the adopted boundaries of the North City Business District as designated in Shoreline Municipal Code ("SMC") 20.90.020.
- The project must be within the first 250 tax exempt units allotted to the PTE Program.
- The new development or rehabilitation of an existing development must create, at a minimum, 20 additional units of multi-family housing. The units do not have any affordability requirements attached to them.
- New construction or rehabilitation must be completed within three years from the date of approval of the application.

2. APPLICATION SUBMITTAL

In order to expedite the permit review, the PTE Program runs in conjunction with the Planned Action outlined in SMC Chapter 20.90. Accordingly, the applicant must submit all the documents outlined in SMC 20.90.025.

Specifically, to apply for the PTE Program, the applicant must submit the following:

- North City Business District Planned Action Development Submittal Checklist.
- Building Permit Submittal Checklist for Planned Action in North City of Shoreline.
- Site plan, including the floor plan of units.
- Exterior building facades.
- Landscaping plan.
- Parking plan.
- Brief written description of the project setting forth the grounds for the exemption.
- Statement from the owner acknowledging the potential tax liability when the project ceases to be eligible.
- Verification by oath or affirmation of the information submitted.

Please see the City of Shoreline application that is attached (August 2006).

3. ALLOWED APPLICATION REVISIONS

The site plan and the landscaping/parking plans should be as accurate as possible upon application submittal for the PTE program, but the City will accept modified plans submitted with the building permit.

4. APPLICATION APPROVAL

Ordinance No. 310 requires that the project comply with the City of Shoreline Comprehensive Plan, and building and zoning codes in effect at the time that the application is approved. Although the project must be designed to meet the Comprehensive Plan, and building and zoning codes, the ordinance does not require that the City determine compliance with the Plan and the codes before the tax exemption application is approved and the PTE conditional certificate is

issued. Therefore, if the tax exemption application is deemed to have met the conditions in the ordinance and is given conditional approval, the building permit is not guaranteed, and the conditional approval may be withdrawn if the project design does not meet the Comprehensive Plan and building/zoning codes.

Once the application is approved, the applicant and the City must enter into a contract outlining the terms and conditions of the project. The contract must be approved by City Council.

5. VESTING

The application for tax exemption vests once a complete application, as outlined in section 2, is received by the City of Shoreline. That is, the vested application reserves the amount of units outlined in the application.