

Coon Rapids Property Tax Abatement for New & Renovated Residential Structures.

Construction of new single or multi-family structures

Improvement - Renovation, remodeling, alteration, but not replacement of an existing building or structure for use for residential purposes.

Renovation - Restoring to a previous condition or to a good state of repair.

Remodeling - Changing the plan, form or style of a building or structure to correct functional deficiencies.

Addition - A structure attached to an existing building to increase its size.

City of Coon Rapids Tax Abatement Schedule.

1 st Year	100%
2 nd Year	90%
3 rd Year	80%
4 th Year	70%
5 th Year	60%
6 th Year	50%
7 th Year	40%
8 th Year	30%
9 th Year	20%
10 th Year	10%

Abatement also applies to renovation of existing homes. Assessment valuation must increase 10% and abatement only applies to increased valuation.

About Coon Rapids



Population

Coon Rapids has 1,300 urban and 730 rural residents, neighboring Bayard has 470 urban and 229 rural residents. Located 25 miles south of Carroll and 65 miles West of Des Moines metro area.

Quality of Life

Small-town friendliness and safety, great recreation, award-winning nursing home, full-service municipal utilities, Carroll County Fairgrounds

Outdoor Trails

Miles of both paved and unpaved outdoor trails for exploration, exercise and fun.

Outstanding School District

Local school that provides a challenging, safe and inspiring learning environment, with highly qualified teachers. Providing the knowledge and opportunities to learn a 21st Century skill-set for its graduates.

"Iowa Great Place"

Coon Rapids is an "Iowa Great Place" and a "Preserve America" community.

Inclusive

Coon Rapids has more than 30 social, religious, service and cultural organizations. They involve our youth, elderly, disabled, and minority residents.



Residential Building Incentive Program



Receive \$10,000 and 10 Year Tax Abatement Towards Construction of a New Home in Coon Rapids Iowa.

Incentives Available to Qualifying New Home Builders.

The Coon Rapids Development Group is offering \$10,000 incentive to individuals or families building a residence within the Coon Rapids city limits.

Building Can Entitle You to a \$10,000 Rebate From the Coon Rapids Development Group.

- All construction plans must be approved by the Coon Rapids Development Group prior to construction.
- The Coon Rapids Development Group reserves the right to end this program when allocated funding is exhausted.
- Build a single or multi-family dwelling within the Coon Rapids city limits. (Multi-family units such as duplexes, 4-plexes, etc. are only eligible for a single rebate)
- Build a house with a minimum of 1,400 Sq. Ft.
- Comply with all current state and local zoning and building codes
- New construction can be "stick built" or "modular" and must be placed on a permanent foundation on a residential lot you own.



Minimum Building Guidelines for Both Single and Multi-Family Dwellings - Construction

Construction

- 1400 Sq. Ft. Living space per family unit minimum
- 3 bedroom and 2 bath floor plan
- 2x6 Exterior wall construction 16" O.C.
- Windwrap all exterior walls-Vapor barrier all exterior inside walls and ceilings
- Minimum 5/12 roof pitch with 45 lb. ground snow load
- Architectural Style shingles with 35 year warranty
- Minimum 16 inch overhang on eaves
- Minimum R-19 for walls
- Minimum R-45 for ceilings
- Vinyl lap siding with structural sheathing
- Vinyl or aluminum clad windows with Low E Glass

Interior

- 7'6" Minimum ceiling height at sidewalls
- 36" Front and master bed/bath interior doors
- 32" Minimum interior doors
- Vinyl or tile floor in kitchen and bathrooms
- 8 lb Carpet with 1/2 inch pad in living room and bed rooms
- Tape and textured gypsum drywall on sidewalls and ceilings
- Wardrobe closets in all bedrooms
- High efficiency gas furnace with electric or gas water heater
- 200 Amp breaker with copper wire throughout.
- Wiring and all fixtures compliant with 2013 Iowa Certified Electric Standards
- Some exceptions may apply to minimum building guidelines.

For More Information Contact:

Coon Rapids Development Group

President: Nathan Muench

email: nathan.muench@commins.net

Mobile: 712.370.2867

City of Coon Rapids

Clerk Jesica Leighty

email: cityclerkcr@gmail.com

Phone: 712.999.7749



"Hybrid Icons" by David Dahlquist