

CITY OF JANESVILLE, MN
NEW HOME PURCHASER REBATE
POLICY AND PROCEDURES

Purpose. The purpose of the New Home Purchaser Rebate program is to encourage ownership of newly constructed single-family residences within the City of Janesville. Homeowners may apply for a rebate in the amount calculated by the City (based on the valuation of the home constructed) upon the first initial purchase of a newly constructed home. The newly constructed home must be constructed in the year of 2015 or 2016. The construction year is determined by the date in which the new home permit was ISSUED by the City.

Availability. Each applicant may apply for the rebate by submitting the attached application to the City Economic Development Authority (EDA). EDA staff will review the rebate application and will approve the amount of the final rebate. The New Home Purchaser Rebate program will be administered under written policy and procedures to the extent funds are allocated and available.

Applicant Eligibility. Applicants must apply for the New Home Purchaser Rebate program within 90 days after the closing or after a permanent Certificate of Occupancy has been issued (whichever comes later) on a single-family home located within the corporate boundaries of the City of Janesville. The home must be categorized as a single-family dwelling constructed in 2015 or 2016. Homes which are not sold prior to construction completion must be sold within six (6) months of receiving the Certificate of Occupancy to be eligible for the rebate. The applicant will also need to provide a copy of the deed and proof of filing homestead on the property. Applicant must live and pay all utility charges in the home for at least one year. Applicants may not apply for rebate under the New Home Purchaser Rebate program for rental properties. If the Applicant sells or intends to sell the home or converts all or part of the home into a rental property within one year of occupancy, the rebate authorized under this program will be deemed null and void.

When Payment Made. If an applicant is provided a rebate under this program, the rebate will not be paid until permanent Certificate of Occupancy is valid for one (1) year, the applicant occupies the residence for one (1) year, and the applicant/owner is current on all utility charges.

Right to Deny Rebate. The Janesville EDA has the right to deny any rebate prior to issuing the funds if the EDA finds that a) the applicant sells or intends to sell the property within one (1) year, b) any or all parts of the property has been converted into a rental unit, c) payment of utility charges provided by the City are not current, d) two (2) or more City Code violations have been identified within one (1) year, or e) if the City finds the applicant, owner, or contractor has acted in a malicious or deceiving way so as to take advantage of rebate funds. Denial of rebate funds will be determined by a formal vote by the City's EDA.