



Shawnee Property Tax Abatement

The City of Shawnee provides real property tax abatement through the Economic Development or Industrial Revenue Bond and Property Tax Exemption policy statement (PS-21) as approved by the Governing Body.

Program Basics

- Provides property tax relief on the difference between the full ad valorem property taxes the business would normally pay and the amount required to be paid in lieu of taxes.
- Additionally provides a sales tax exemption for taxable building materials & labor and any project-related equipment, furnishings, or expenses.
- Personal property taxes on machinery and equipment are exempt per state statute.
- Period of the abatement can last up to ten years, per state statute.
- Eligible business type: office users, information technology, light manufacturing, wholesale distribution, hotel, hospitality, and entertainment, speculative office or business park development.
- Minimum capital investment of \$1,500,000.
- Application, cost-benefit analysis, compliance with other city ordinances, clawback provision required.

Benefits

Size of Project (\$MM)	New Development			Redevelopment/ Expansion	
	Other	Office/ Bioscience	3+ Story Office	Other	Office/ Bioscience
\$1.5 – \$5.0	50 %	65 %	50 % / 65 %	55 %	65 %
\$5.0 - \$15	55 %	70 %	75 %	60 %	70 %
Over \$15	60 %	75 %	80 %	65 %	75 %

- LEED Certification would provide an additional five percent (5 %) of tax exemption up to a maximum of eighty percent (80 %).
- Projects over \$ 5 million can include multiple buildings.
- Council may consider additional percentages, terms, or a combination depending on the project specifics. The above chart is the general intent of the Governing Body.

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