

*Ordinance Summary published in the Miami County Republic on September 18, 2024, and the full text of the Ordinance made available at [www.cityofpaola.com](http://www.cityofpaola.com) for a minimum of 1 week from the date of publication.*

**Ordinance No. 3225 Summary**

On September 10, 2024, the City of Paola, Kansas, adopted Ordinance No. 3225, renewing the housing construction incentive program for new single-family homes, subject to eligibility. A complete copy of this ordinance may be obtained or viewed free of charge at the Office of the City Clerk at City Hall, 19 E Peoria Street or at [www.cityofpaola.com](http://www.cityofpaola.com). This summary is certified by Lee H. Tetwiler, Paola City Attorney pursuant to K.S.A. 12-3001, et seq.

**ORDINANCE NO. 3225**

**AN ORDINANCE RENEWING THE EXISTING NEW HOUSING CONSTRUCTION INCENTIVE PROGRAM.**

**WHEREAS**, the City of Paola, Kansas is authorized by Article 12, Section 5, of the Kansas Constitution to determine, by ordinance, its local affairs and government; and

**WHEREAS**, the Governing Body of the City of Paola, Kansas has determined it is in the public interest to establish a policy and guidelines to stimulate the development of residential housing, broaden the tax base, stimulate private investment, encourage payment of special assessments, and support new development opportunities; and

**WHEREAS**, the Governing Body of the City of Paola, Kansas, hereby wishes to adopt a plan to encourage housing development within the City of Paola;

**NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF PAOLA, KANSAS:**

**SECTION 1.** New Housing Construction Incentive Program. That the Governing Body of the City of Paola does hereby adopt the Housing Construction Incentive Program, attached herein, labeled as "Exhibit A" and incorporated by reference as if fully set forth herein.

**SECTION 2.** Reservations. That the Governing Body of the City of Paola reserves the right to make any adjustments to the program as it deems necessary and prudent including extensions or termination.

**SECTION 3.** That this ordinance shall become effective after its passage, approval, and publication in the official city newspaper pursuant to KSA 12-3001, et seq.

**PASSED** by the Governing Body of the City of Paola this 10<sup>th</sup> day of September, 2024.



APPROVED by the Mayor of the City of Paola this 10<sup>th</sup> day of September, 2024.



ATTEST: (seal)

Leigh House

Leigh House, Mayor

Stephanie Marler  
Stephanie Marler, City Clerk



**EXHIBIT A of Ordinance No. 3225**

**BEFORE THE GOVERNING BODY  
OF THE CITY OF PAOLA,  
MIAMI COUNTY, KANSAS**

**IN THE MATTER OF ADOPTION OF A NEW HOUSING CONSTRUCTION  
INCENTIVE PROGRAM**

**NEW HOUSING CONSTRUCTION INCENTIVE PROGRAM**

The Governing Body of the City of Paola, Miami County, Kansas, pursuant to the provisions of K.S.A. 12-16, 114 et. seq.; does hereby adopt a New Housing Construction Incentive Program (herein sometimes called "Program") for the City of Paola as follows:

**DEFINITIONS**

Infill Residential Development: New residential development that is sited on vacant or undeveloped land within an existing community, and that is enclosed by other types of development.

**PURPOSE**

The purpose of the City of Paola, Kansas New Housing Construction Incentive Program is to provide the community with a long-term increase and stabilization of the property tax base and increase the supply of housing by encouraging the construction of new homes which might not otherwise occur. The Program is designed to encourage the construction of new homes within the corporate limits of the City of Paola. The Program is a temporary reduction of building permit fees for new residential construction.

**PROGRAM**

Under the New Housing Construction Incentive Program, fees associated with new home construction will be reduced as follows: Homes with construction value of \$100,000 — \$210,000 OR properties in special assessment districts that expire after 2016 will receive 65% reduction of building permit fee, 65% reduction of plan review fee. Homes with construction value of \$210,001 - \$299,999 receive 55% reduction of building permit fee, 55% reduction of plan review fee. Homes with construction value of \$300,000 and greater will receive 45% reduction of building permit fee, 45% reduction of plan review fee.

Infill Residential Development: Homes constructed on residential infill lots will receive a 65% reduction of building permit fee, 65% reduction of plan review fee, 45% reduction of sewer connection fee, and 45% of water connection fee.



1995 Hospital Sanitary Sewer: New homes constructed and desiring to connect to the 1995 hospital sanitary sewer system shall receive a 50% connection fee reduction in accordance with the fees established in the Paola Municipal Code Section 15-510.

## ELIGIBILITY

Eligibility for this program is as follows:

- 1) This incentive is valid until September 30, 2025.
- 2) All ad valorem property taxes and special assessments, if any, on the property for which the application is submitted may not be delinquent. If any ad valorem property taxes and any special assessments are delinquent, the property will not be eligible for the program until such time as all taxes and special assessments due and owing are paid in full and proof thereof is provided to the City of Paola.
- 3) The minimum construction valuation must be no less than \$100,000 as determined and approved on the building permit application.
- 4) Only single-family, detached residential structures are eligible for the program.
- 5) Construction must be completed within the standard 180-day construction window. Renewals, at the discretion of the City Manager, may be required to pay all or part of the discounted fee before resuming construction.

## AMENDMENT OR REPEAL

This Program may, at any time after adoption, be amended, supplemented, or repealed by a majority vote of the Governing Body.

**APPROVED AND ADOPTED** by the Governing Body of the City of Paola, Miami County, Kansas this 10<sup>th</sup> day of September, 2024.



ATTEST

Leigh House, Mayor

Stephanie Marler, City Clerk

