



Mecklenburg County Assessor's Office
 3205 Freedom Drive Ste. 3500
 Charlotte, NC 28208
 980-314-4CAO (4226)
 RPEmail@mecklenburgcountync.gov

Legal Business Name: _____

Trade Name: _____

Mailing Address: _____

Contact Person: _____

Phone Numbers: _____

Email: _____

Statement of Qualification

_____ has been in the business of buying and selling real property, making improvements to it, and reselling it for approximately ____ years. Additional information about the company is available on our website at _____.

Subdivision Site Improvements

Complete if applicable.

Subdivision Name: _____

Parent Parcel Number: _____

The parcels set forth on the attached spreadsheet are vacant lots in this subdivision which are being developed for sale. Site improvements have been made as set forth in the attachment.

Residential Improvements

Complete if applicable.

Subdivision Name: _____

The parcels set forth on the attached spreadsheet are single family residences or duplexes that are being constructed, or have been constructed, and that are, or will be, held for sale. These parcels are not occupied nor rented as of the date of this application; and none of these parcels are used as model homes or for any commercial purpose.

Commercial Improvements

Complete if applicable.

Project Name: _____

The parcels set forth on the attached spreadsheet are commercial properties that are being developed for sale. Site improvements have been made as set forth in the attachment. No building permits have been issued for any of these parcels.

For each subdivision attach a spreadsheet that includes the following:

Subdivision Site Improvements

Complete if applicable.

Subdivision Name: _____

Parent Parcel Number: _____

Columns listing the following:

Parcel Tax ID # Address Date Improvements Began Last Date of Improvements

Completed as of 1/1 Grading/Site Prep Completed as of 1/1 Curb/Gutter

Completed as of 1/1 Streets Completed as of 1/1 Utilities

Residential Improvements

Complete if applicable.

Subdivision Name: _____

Columns listing the following:

Parcel Tax ID # Address Date Improvements Began Last Date of Improvements

Percent Complete as of 1/1 MLS #

Commercial Improvements

Complete if applicable.

Project Name: _____

Columns listing the following:

Parcel Tax ID # Address Date Improvements Began Last Date of Improvements

Completed as of 1/1 Grading/Site Prep Completed as of 1/1 Curb/Gutter

Completed as of 1/1 Streets Completed as of 1/1 Utilities

G.S. 105-282.1(2) Single application required. – An owner of one or more of the following properties eligible for a property tax benefit must file an application for the benefit to receive it. Once the application has been approved, the owner does not need to file an application in subsequent years unless new or additional property is acquired or improvements are added or removed, necessitating a change in the valuation of the property, or there is a change in the use of the property or the qualifications or eligibility of the taxpayer necessitating a review of the benefit.

G.S. 105-273. Definitions.

(3a) "Builder" means a taxpayer engaged in the business of buying real property, making improvements to it, and then reselling it."

G.S. 105-277.02. Certain real property held for sale classified for taxation at reduced valuation.

(a) Residential Real Property. – Residential real property held for sale by a builder is designated a special class of property under authority of Article V, Sec. 2(2) of the North Carolina Constitution. For purposes of this subsection, "residential real property" is real property that is intended to be sold and used as an individual's residence immediately or after construction of a residence, and the term excludes property that is either occupied by a tenant or used for commercial purposes such as residences shown to prospective buyers as models. Any increase in value of this classified property attributable to subdivision of, improvements other than buildings, or the construction of either a new single-family residence or a duplex on the property by the builder is excluded from taxation under this Subchapter as long as the builder continues to hold the property for sale. In no event shall this exclusion extend for more than three years from the time the improved property was first subject to being listed for taxation by the builder.

(b) Commercial Property. – Commercial real property held for sale by a builder is designated a special class of property under authority of Article V, Sec. 2(2) of the North Carolina Constitution. For purposes of this subsection, "commercial real property" is real property that is intended to be sold and used for commercial purposes immediately or after improvement. Any increase in value of this classified property attributable to subdivision of or other improvements made to the property, by the builder, is excluded from taxation under this Subchapter as long as the builder continues to hold the property for sale. The exclusion authorized by this subsection ends at the earlier of the following:

- (1) Five years from the time the improved property was first subject to being listed for taxation by the builder.
- (2) Issuance of a building permit.
- (3) Sale of the property.

(c) The builder must apply for any exclusion under this section as provided in G.S. 105-282.1.

(d) In appraising property classified under this section, the assessor shall specify what portion of the value is an increase attributable to subdivision or other improvement by the builder.

This legislation effective for taxes imposed for taxable years beginning on or after July 1, 2016 and applies to subdivision of or other improvements made on or after July 1, 2015.

§ 105-285. Date as of which property is to be listed and appraised

(d) Real Property. - The value of real property shall be determined as of January 1 of the years prescribed by G.S. 105-286 and G.S. 105-287. The ownership of real property shall be determined annually as of January 1, except in the following situation: When any real property is acquired after January 1, but prior to July 1, and the property was not subject to taxation on January 1 on account of its exempt status, it shall be listed for taxation by the transferee as of the date of acquisition and shall be appraised in accordance with its true value as of January 1 preceding the date of acquisition; and the property shall be taxed for the fiscal year of the taxing unit beginning on July 1 of the year in which it is acquired. The person in whose name such property is listed shall have the right to appeal the listing, appraisal, and assessment of the property in the same manner as that provided for listings made as of January 1.

AFFIRMATION: I, the undersigned, declare under penalties of law that this application and any attachments are true and correct to the best of my knowledge and belief. I have read the applicable exemption and listings statutes above. I fully understand that a transfer or failure to meet the statutory qualifications will result in the loss of the exclusion.

Signature(s) of Owner(s): _____ **Title:** _____ **Date:** _____

(All tenants of a tenancy _____ **Title:** _____ **Date:** _____
in common must sign.) _____ **Title:** _____ **Date:** _____

The Tax Assessor may contact you for additional information after reviewing this application.

OFFICE USE ONLY: APPROVED DENIED BY: _____

REASON FOR DENIAL: _____