Form AV-65
(11-15)

APPLICATION for TAX YEAR _____

Builder Property Tax Exemption

COUNTY: _____

(This Exclusion requires an annual application for each property seeking exemption.)

Full Name of Owner(s): _____

Trade Name of Business: _____

Mailing Address of Owner: _____

Phone Numbers: _____ Other: _____ Email _____

Is the applicant a general contractor? If yes, provide General Contractor License #: _____. If **no**, please provide answers to the following questions or attach additional documentation if needed.

For Purposes of Qualifying as a "Builder" under G.S. 105-273(3a) please complete the following that apply:

a. What is the address of your principal place of business? _____

b. What is the telephone listing for the business? _____

c. How long have you been in the business of buying real property, making improvements, and reselling it? _____

d. How many properties have you purchased in the last five years? _____

e. How many properties have you sold in the last five years? _____

f. What types of advertising have you used for your business? _____

g. What is the website associated with the business? _____

h. How many properties do you currently own that are being improved and being held for sale? _____

Were the improvements that were made to land or structures made after July 1, 2015? ☐ **Yes** ☐ **No**

List the Property Identification Numbers and addresses/locations for the properties included in this application (attach list if needed):

Property ID #: _____ Address/Location: _____

Date of last improvements made to a real property _____

Please identify the **land type** this application applies:

☐ **Residential** ☐ **Commercial**

Please check all element of construction that are **in place as of January 1,** of the year of application:

☐ Grading/site preparation ☐ Curb and gutter ☐ Streets ☐ Utilities

Is this application for a new single family residence or a duplex? ☐ **Yes** ☐ **No**

Is this property held for sale? ☐ **Yes** ☐ **No** If yes, please provide the MLS# _____

Is the property occupied? ☐ **Yes** ☐ **No** If occupied but not rented who occupies the property? _____

Is the property being rented? ☐ **Yes** ☐ **No**

Please provide the estimated percentage complete as of January 1 of the year in which exemption is requested. _____% **Complete**

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 annually 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: _____