

ORDINANCE NO. 2592

**AN ORDINANCE OF THE CITY OF ERLANGER, IN KENTON COUNTY,
KENTUCKY, CREATING A REDEVELOPMENT AND ASSESSMENT
MORATORIUM PROGRAM**

WHEREAS, the City of Erlanger wishes to incentivize development of certain parcels of real estate for development; and

WHEREAS, the City of Erlanger has had success providing targeted incentives to attract growth; and

WHEREAS, Section 172B of the Kentucky Constitution provides: The General Assembly may provide by general law that the governing bodies of county, municipal, and urban-county governments may declare property assessment or reassessment moratoriums for qualifying units of real property for the purpose of encouraging the repair, rehabilitation, or restoration of existing improvements thereon. Prior to the enactment of any property assessment or reassessment moratorium program, the General Assembly shall provide or direct the local governing authority to provide property qualification standards for participation in the program and a limitation on the duration of any assessment or reassessment moratorium. In no instance shall any such moratorium extend beyond five years for any particular unit of real property and improvements thereon.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ERLANGER, KENTON COUNTY AND THE STATE OF KENTUCKY THAT

SECTION ONE: Establishment Of Property Assessment And Reassessment Moratoriums, "RAMP"

Definitions:

"Assessment or reassessment moratorium" means the act of deferring the value of the improvements from the taxable assessment of qualifying units of real property for a maximum period of five (5) years.

"Commercial Facility" – Any structure the primary purpose and use of which is the operation of a commercial business enterprise, and which is twenty (20) years old or older.

"Complete Demolition and Rebuild" A structure that has been in existence for over twenty-five (25) years and is demolished and the rebuild begins within twelve (12) months of the demolition.

"Existing Residential Building" – A residential building which has been in existence for at least twenty-five (25) years and use of which is to provide independent living facilities for one (1) or more persons.

"Effective Date" – The assessment or reassessment moratorium shall become effective on the assessment date next following the issuance of the moratorium certificate by the administering agency.

“Significant Improvement” A Significant Improvement is a substantial and transformative improvement whereby a financial improvement of more than forty (40) percent is made to any commercial property and twenty (20) percent is made on any residential property. This calculation shall be based on comparing the financial improvements compared to the current assessed value of the property.

“RAMP” An acronym for the words Redevelopment and Assessment Moratorium Program

The City of Erlanger may offer a Property Tax Assessment Moratorium for properties that undergo a Significant Improvement and that meet any of the following criteria:

- 1) Properties that have any structure that is 25 years or older that has a primary use as a Commercial Facility or is an Existing Residential Building within the following districts or a property that undergoes a Complete Demolition and Rebuild:

COMMERCIAL DISTRICTS

Residential Office Conversion (ROC)
Neighborhood Commercial (NC)
Community Commercial (CC)
Highway Commercial (HC)

EMPLOYMENT DISTRICTS

Business Park (BP)
Flex Industrial (FI)
General Industrial (GI)

OTHER DISTRICTS

Mixed-use (MU)
Conservation (CO)
Institutional (INST)

RESIDENTIAL DISTRICTS

Residential Large Lot Subdivision (R-LLS)
Residential Conventional Subdivision (R-CVS)
Residential Compact Subdivision (R-CPS)
Residential Mixed (R-M)
Residential Multi-Family (R-MF)

- 2) Approval of the City Administrator or his delegate based on the overall project advancing a public purpose including whether the project promotes the city's public health, safety, or welfare, aligns with economic development goals like job creation and blight elimination, or provides an essential public service

This program allows property owners to defer the value of building improvements from taxable assessment for a maximum period of five (5) years. This moratorium applies ONLY to City Property Tax. Applications shall be submitted to the City Administrator delegate within

thirty (30) days prior to restoration or repair. Once the application is approved, it shall be sent to the property valuation administrator who will make an appraisal of subject property at its fair cash value as of the date of application.

The applicant shall have two (2) years in which to complete the improvements unless granted an extension by the administering agency. In no case shall it be extended beyond two (2) additional years. Any application for a moratorium not acted upon shall be void two (2) years from the date of application and shall be removed from the files. The applicant shall notify the administering agency when the repair, rehabilitation, or restoration is completed. Once the administering agency is notified of completion, it shall conduct an on-site inspection of the subject property for purposes of verifying improvements and then shall issue the moratorium certificate to the applicant which will be good for five (5) years.

SECTION TWO: Provisions Severable

The provisions of this Ordinance are severable; and the invalidity of any provision of this Ordinance shall not affect the validity of any other provision thereof; and such other provisions shall remain in full force and effect if they remain valid in the absence of those provisions determined to be invalid.

SECTION THREE: Conflicting Ordinances Repealed

All other ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION FOUR: Effective Date

This ordinance shall be effective as soon as possible according to law.

Adopted this 3rd day of March, 2026.

First Reading- February 3, 2026

Second Reading- March 3, 2026 Votes Cast 9 Yes 0 No

JESSICA FETTE, MAYOR

DATE: 

3.3.2026