

COUNTY OF KAUAI  
REAL PROPERTY ASSESSMENT DIVISION  
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PARCEL ID (TAX MAP KEY)

ZONE	SECTION	PLAT	PARCEL	CPR

**MIXED USE COMMERCIAL - RESIDENTIAL EXEMPTION**

**ANNUAL FILING DEADLINE SEPTEMBER 30TH**

Exemption is hereby claimed from Real Property Tax under Section **5A-11.32 Mixed Use**

Unit/Apt. \_\_\_\_\_

Description of Business(s): \_\_\_\_\_

\_\_\_\_\_  
Name of Owner/Applicant

Contact Number

\_\_\_\_\_  
Email Address

NOTE: The following questions must be answered:

- 1) Mixed use occurring in the same Building ☐ YES ☐ NO (will not qualify)
- 2) Please list the total square foot of commercial use space \_\_\_\_\_
- 3) Please list the total Rented Residential Use Living Units \_\_\_\_\_
- 4) Market Rented? # of units \_\_\_\_\_ # of bedrooms \_\_\_\_\_
- 5) "Affordable" Rental # of units \_\_\_\_\_ # of bedrooms \_\_\_\_\_
- 6) Rental Amount \$ \_\_\_\_\_
- 7) Lease Term: \_\_\_\_\_
- 8) Tenant Name : \_\_\_\_\_ Contact Phone : \_\_\_\_\_

**CERTIFICATION**

I declare, under penalty of law, that all statements in this return are true and correct to the best of my knowledge. I understand that any misstatement of facts will be grounds for disqualification and penalty.

\_\_\_\_\_  
Owner's Name (print)

\_\_\_\_\_  
Owner's Signature Date

\_\_\_\_\_  
Rec'd by Tech Date

**\*\*IMPORTANT: To qualify, you must submit an executed "CURRENT" copy of your Rental Agreement with this application.**

**Rental Agreement and/or Lease Agreement cannot expire on or before September 30, 2024 to qualify.**

Under K.C.C. Section 5A 11A.1(a) "Long-term affordable rental" means a dwelling subject to a written lease agreement with a term of one (1) year or more and at a monthly rent not to exceed the maximum housing cost based on the long-term affordable rental limit for the year in which the owner files his or her application.

Please review the "Long-Term Affordable Rental" allowable rents, by bedroom count. Please indicate if the "affordable" rental includes all utilities or does not include any utilities.

**\$150,000 per unit exemption only**

**Maximum 2024 Allowable Monthly Rental amount:** (Please check appropriate description of your unit)

number of rental units			Description of unit <u>with</u> <u>1 year</u> or longer rental agreement	Check box for who is responsible for paying utilities (utility allowance includes electric, gas, water, & sewer)	
				Owner pays <b>all</b>	Tenant pays <b>any</b>
			Studio	\$1,735	\$1,512
			1-Bedroom	\$1,859	\$1,613
			2-Bedroom	\$2,231	\$1,920
			3-Bedroom	\$2,577	\$2,207
			4-Bedroom	\$2,875	\$2,427
			5-Bedroom	\$3,172	\$2,665

Please review the "Long Term Affordable Rental" allowable rents, by bedroom count. Indicate if the "affordable" rent includes all utilities or does not include any utilities)

## **REQUIREMENTS OF MIXED USE COMMERCIAL / RESIDENTIAL EXEMPTION**

- (a) If a parcel has a mixture of both residential and commercial use within the same building, it may be entitled to the following exemptions: **(1) A one hundred thousand dollar (\$100,000) exemption for each residential unit in a mixed use building; and (2) A one hundred fifty thousand dollar (\$150,000) exemption for each residential unit in a mixed use building that meets the lease and rent requirements of a long term affordable rental pursuant to Section 5A-11A.1(a).** For all qualifying residential units, the exemptions apply to the total assessed value with a maximum reduction to the assessment of 25% for residential units or 35% if more than 50% of the units meet the lease and rent requirements of a long-term affordable rental. The underlying tax class is to remain Commercial. The maximum reduction amount is based on the difference between the Residential tax rate or the Commercialized Home Use tax rate and the Commercial tax rate.
- (b) A claim that has been filed and approved by the Director of Finance for an exemption for a residential unit in a mixed use building pursuant to paragraph (a) of this Section, shall be **required to file annually.**
- (c) Any owner claiming the beneficial tax rate for long-term affordable rentals in a mixed use building pursuant to Section 5A-11A.1, shall not be eligible to claim an exemption pursuant to paragraph (a) of this Section. (Ord. No. 1078, September 10, 2020)