



PROPERTY TAX EXEMPTION APPLICATION FOR INDUSTRIAL MANUFACTURING USES (RCW 84.25)

Community and Economic Development
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IMPORTANT INFORMATION

It is the purpose of RCW 84.25 to encourage new manufacturing and industrial uses on undeveloped or underutilized lands zoned for industrial and manufacturing uses in targeted urban areas, thereby increasing employment opportunities for family living wage jobs. The City of Arlington Cascade Industrial Center has designated the city's industrial and manufacturing zone to receive an ad valorem tax exemption for the value of new construction of industrial/manufacturing facilities within the designated area.

Applicants must complete the application and provide the necessary information. Approval criteria is based on RCW 84.25 as outlined below.

1. A description of the work that has been completed and a statement that the new construction on the owner's property qualifies for a partial exemption.
2. New family living wage jobs to be created resulting from the new construction meets the minimum requirements.
 - a. A minimum of 25 new jobs.
 - b. Living wage is \$23 per hour or more.
 - c. Working 2,080 hours per year at the subject site.
 - d. Health care benefits are offered.
3. Priority must be given to applications that meet the following labor specifications during the new construction and ongoing business of industrial/manufacturing facilities:
 - a. Compensate workers at prevailing wage rates as determined by the department of labor and industries.
 - b. Procure from, and contract with, women-owned, minority-owned, or veteran-owned businesses.
 - c. Procure from, and contract with, entities that have a history of complying with federal and state wage and hour laws and regulations.
 - d. Include apprenticeship utilization from state-registered apprenticeship programs.
 - e. Provide for preferred entry for workers living in the area where the project is being constructed; and
 - f. Maintain certain labor standards for workers employed primarily at the facility after construction, including production, maintenance, and operational employees.
4. Industrial/manufacturing facilities means:
 - a. Building improvements that are 10,000 square feet or larger,
 - b. Minimum improvement valuation of \$800,000
 - c. Uses categorized as "division D: manufacturing" or "division E: transportation (major groups 40-42, 45, or 47-48)" by the United States department of labor in the occupation safety and health administration's standard industrial classification manual,
5. Owner means the property owner of record.
6. Undeveloped or underutilized means that there are no existing building improvements on the portions of the property targeted for new or expanded industrial or manufacturing uses.



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ALL SECTIONS MUST BE COMPLETED

FOR AGENCY USE	Date:	PLN-	Fee: \$
PROPERTY INFORMATION			
Project Name			
Site Address		Tax Parcel ID No.	
MAIN CONTACT	<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> BUSINESS OWNER	
Name			
Address			
City, State, Zip			
Phone (home/office)			
Phone (cell)			
E-mail			
PROJECT INFORMATION			
Standard Industrial Classification (SIC)	SIC - D: Manufacturing #	SIC - E: Transportation (Major Groups 40-42, 45, or 47-48) #	
Project Description			
Project Cost	Industrial/Manufacturing Uses only \$	Total Building Costs \$	
Square Footage (S.F.)	Proposed Exemption S.F.	Total Building S.F.	
SUBMITTAL REQUIREMENTS			
<ol style="list-style-type: none"> 1. Completed Application 2. Provide a statement of the <u>new</u> family wage jobs to be offered as a result of the new manufacturing or industrial facilities construction; the following MUST be included: <ol style="list-style-type: none"> a. Provide on company letter head. b. Job titles. c. Number of new positions, per job title; and d. Wages per job title. 3. Provide a dimensional floor plan showing the following: <ol style="list-style-type: none"> a. Total square footage of the building/business space b. Total square footage of the exempt area c. Exempt areas must be highlighted. 			



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EMPLOYEE INFORMATION

Use a separate sheet, if necessary to complete the following questions.

1. Will the business offer health care benefits?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<i>If no, please explain why:</i>
2. How many full-time (2,080 hr. year) positions will be created?		
3. Will the minimum living wage be \$23 per hour or more?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<i>If no, please explain why:</i>
4. Will the business compensate workers at prevailing wage rates?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<i>If no, please explain why:</i>
5. Will the business procure from, and contract with, women-owned, minority-owned, or veteran-owned businesses?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<i>If no, please explain why:</i>
6. Will the business procure from, and contract with, entities that have a history of complying with federal and state wage and hour laws and regulations?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<i>If no, please explain why:</i>
7. Will the business include apprenticeship utilization from state-registered apprenticeship programs?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<i>If no, please explain why:</i>
8. Will the business provide for preferred entry for workers living in the area where the project is being constructed?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<i>If no, please explain why:</i>
9. Will the business maintain certain labor standards for workers employed primarily at the facility after construction, including production, maintenance, and operational employees?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<i>If no, please explain why:</i>

I certify that I am the Owner of the property. I do hereby declare under penalty of perjury under the laws of the state of Washington that I have familiarized myself with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my knowledge and belief.

Tax Exemption Certifications:

1. I understand the potential tax liability involved when the property ceases to be eligible for the incentive provided for in RCW 84.25.
2. As the owner I certify that this project would not have been built in the location described above, but for the availability of this property tax exemption.
3. There are no existing building improvements on the portion of the property targeted for the tax exemption.
4. I understand that the construction of the industrial/manufacturing facility must be completed in 3 years from the date of application approval.
5. I hereby certify that the information above is correct, and I have read the information and agree to it.
6. I hereby certify that the project meets the industrial manufacturing requirements as described in RCW 84.25.

Property Owner(s) Signature

Date

If your application is approved, the city will issue a conditional certificate of acceptance of the tax exemption within ninety (90) days of after receipt of the application.

If the application is denied, the city will state in writing the reasons for denial and send the notice to the applicant at the applicant's last known address within ten (10) days of the denial.