

CHAPTER 24

TAXATION

Sec. 24.1. CITY ASSESSOR; OFFICE CONTINUED.

The office of city assessor for the City of Ames as originally created by ordinance number 651 is hereby continued pursuant to the provisions of Chapter 441 of the Code of Iowa 1979.

(Code 1956, Sec. 10-1; Ord. No. 2070, Sec. 1, 4-20-65)

Sec. 24.2. ASSESSMENT OF PROPERTY.

The assessment of property within the corporate limits of the city shall be done pursuant to the provisions of Chapter 441, Code of Iowa, 1979.

(Ord. No. 2070, Sec. 2, 4-20-65)

Sec. 24.3. TAX IMPOSED.

There shall be imposed hereby a tax at the rate of five percent (5%) upon the gross receipts from the renting of any and all sleeping rooms, apartments, or sleeping quarters in any hotel, motel, inn, public lodging house, rooming house, tourist court, or in any place where sleeping accommodations are furnished to transient guests for rent, whether with or without meals.

(Ord. No. 2663, Sec. 1, 8-1-78, Ord. No. 2758, Sec. 1, 9-16-80) [State Law Ref. Sec. 422A.1]

Sec. 24.4. HOTEL AND MOTEL TAX INCREASED TO SEVEN PERCENT (7%).

The rate of the hotel and motel tax shall be and is hereby increased from the rate stated in Sec. 24.3 to a rate of seven percent (7%) upon the occurrence of an election at which a majority of those voting on the question favors that increase.

(Ord. No. 3519, 3-23-99)

Sec. 24.5. USE OF TAX PROCEEDS.

The proceeds of the hotel and motel tax shall be used in accordance with the requirements of the statutes of the State of Iowa. In that regard the City Manager may work with the Ames Visitors and Convention Bureau and representatives of Iowa State University to develop, for the approval of the City Council, multi-year agreements for:

(1) utilization of the said tax proceeds in the promotion and encouragement of tourist and convention business in the city,

(2) utilization of the said tax proceeds for improvements to and construction of recreation, convention, cultural and entertainment facilities.

(Ord. No. 3519, 3-23-99)

Sec. 24.6. RESERVED.

Sec. 24.7. RESERVED.

Sec. 24.8. INDUSTRIAL PROPERTY TAX EXEMPTION.

(1) Pursuant to Chapter 427B Code of Iowa, there is hereby provided a partial exemption from property taxation of the actual value added to qualifying industrial real estate by the new construction of industrial real estate and the acquisition of or improvement to machinery and equipment assessed as real estate pursuant to section 427A.1, subsection 1, paragraph 'e', Code of Iowa.

(2) New construction means new buildings and structures and includes new buildings and structures which are constructed as additions to existing buildings. New construction does not include reconstruction of an existing building or structure which does not constitute complete replacement of an existing building or structure or refitting of an existing building or structure, unless the reconstruction of an existing building or structure is required due to economic obsolescence and the reconstruction is necessary to implement recognized industry standards for the manufacture and processing of specific products and the reconstruction is required for the owner of the building or structure to continue to competitively manufacture or process those products which determination shall receive prior approval from the city council of the city upon the recommendation of the Iowa Development Commission.

(3) The exemption shall also apply to new machinery and equipment assessed as real estate pursuant to section 427A.1, subsection 1, paragraph 'e', unless the machinery or equipment is part of the normal replacement or operating process to maintain or expand the existing operational status.

(4) The term "qualifying", as used in this section, means that which is classified and assessed as industrial real estate entitled to the exemption by the laws of Iowa and the valid administrative rules of the Iowa Department of Revenue.

(Ord. No. 2923, Sec. 1, 5-7-85) [State Law Ref. Iowa Code Sec. 427B.1, IAC 730-80.6]

Sec. 24.9. LENGTH OF TIME EXEMPTION IS AVAILABLE.

The exemption provided in Section 24.8 shall be available for the period from June 1, 1985, until July 1, 2010, unless sooner repealed.

(Ord. No. 2923, Sec. 1, 5-7-85; Ord. No. 3485, Sec. 1, 5-26-98) [State Law Ref. 427B.1]

Sec. 24.10. EXEMPTION SCHEDULE.

The actual value added to industrial real estate for the reasons specified in section one is eligible to receive a partial exemption from taxation for a period of five (5) years. "Actual value added" as used herein means the actual value added as of the first year for which the exemption is received, except that actual value added by improvements to machinery and equipment means the actual value as determined by the assessor as of January first of each year for which the exemption is received. The amount of actual value added which is eligible to be exempt from taxation shall be as follows:

- (1) For the first year, seventy-five percent.
- (2) For the second year, sixty percent.
- (3) For the third year, forty-five percent.
- (4) For the fourth year, thirty percent.
- (5) For the fifth year, fifteen percent.

However, the granting of an exemption under this section for new construction constituting complete replacement of an existing building or structure shall not result in the assessed value of the industrial real estate being reduced below the assessed value of the industrial real estate before the start of the new construction added.

(Ord. No. 2923, Sec. 1, 5-7-85)[State Law Ref. 427B.3]

Sec. 24.11. APPLICATION FOR EXEMPTION.

For each eligible property for which an exemption is desired the owner shall cause to be filed an application for exemption with the city assessor, on the forms prescribed by the director of revenue for the State of Iowa, between January 1 and February 1 of the year for which the value added is first assessed for tax purposes. If an application is not filed by February 1 of the year the value added is first assessed, the taxpayer cannot receive in subsequent years the partial exemption for that value added.

(Ord. No. 2923, Sec. 1, 5-7-85) [State Law Ref. Sec. 427b.4, IAC 730-80.6(6)(a)]

Sec. 24.12. REPEAL OF EXEMPTION; EFFECT.

If the exemption established by section one is repealed all existing exemptions shall continue until their expiration.

(Ord. No. 2923, Sec. 1, 5-7-85) [State Law Ref. Sec. 427B.5]

Sec. 24.13. MULTIPLE EXEMPTIONS PROHIBITED.

The property tax exemption under this ordinance shall not be granted if the property for which the exemption is claimed has received any other property tax exemption authorized by law.
(Ord. No. 2923, Sec. 1, 5-7-85) [State Law Ref. Sec. 427B.6]

Sec. 24.14. TAX INCREMENT FINANCING DISTRICT.

The property in the City of Ames Urban Renewal Area Number Three, said property being more specifically described as:

Tract No. 1, Ford Street Development Co., contains a fraction of Lot 3, 1st Addition of W.G.G.C. Subdivision, Ames, Iowa, and a fraction of Lot 1 and all of Lot 2 of 2nd Addition of W.G.G.C. Subdivision, Ames, Iowa, further described as: That part of the NWFR1/4 NW 1/4 Section 7, T38N, R23W of the 5th P.M. in the City of Ames, Story County, Iowa. Total acreage approximately 212 acres. Property located on Alexander Avenue, Graham Street and Bell Avenue.

Tract No. 2, Hunziker, contains the south portion of the NE 1/4 of the NW 1/4 of Section 7, T38N, R23W of the 5th P.M. in the City of Ames, Story County, Iowa, lying south of the southerly right-of-way line of Lincoln Way (also known as "Old Highway #30), and lying west of the west right-of-way line of Interstate Highway #35. Total acreage approximately 19.0 acres. Property located on Bell Avenue.

is hereby made subject to property tax division and special fund provisions of Section 403.19 Code of Iowa.
(Ord. No. 3177, Sec. 1, 6-1-92)

Sec. 24.15. SECOND TAX INCREMENT FINANCING DISTRICT.

The property in the City of Ames Urban Renewal Area Number Four, said property being more specifically described as:

The southeast Quarter of the Northwest Fractional Quarter, except the Interstate Highway Right-of-way; and the east twenty-two acres of the Southwest Fractional Quarter of said Northwest Fractional Quarter; and the East forty feet of the Northwest Fractional Quarter of said Northwest Fractional Quarter, all in Section 7, Township 83 North, Range 23 West of the 5th P.M., Story County, Iowa, containing 54.36 acres, more or less, subject to legally established highways and easements of record,

Is hereby made subject to property tax division and special fund provisions of Section 403.19 Code of Iowa.
(Ord. No. 3469, Sec. 1, 11-13-97)

(Ord. No. 2663, 8-1-78, Ord. No. 2758, Sec. 1, 9-16-80) [State Law Ref. 422A.2]

Sec. 24.16. THIRD TAX INCREMENT FINANCING DISTRICT.

The property in the City of Ames Urban Renewal Area Number 5, consisting of :

Outlot Z, Four Seasons Park Subdivision, City of Ames, Story County, Iowa, as shown in Final Plat of record filed June 30, 2006 in Instrument No. 2006-00007849 in the Office of the Story County Recorder, more particularly described as follows: Commencing at the Northeast Corner of said Outlot Z, said point also being the Point of Beginning; thence S 89°22'19" W, 338.67 feet along the northerly line of said Outlot Z, thence S 00°03'06" W, 1314.28 feet along the westerly line of said Outlot Z, thence N 89°21'50" E, 296.41 feet along the southerly line of said Outlot Z, thence N 01°53'33" E, 1315.42 feet along the easterly line of said Outlot Z to the Point of Beginning; said Outlot Z containing 9.58 acres; and

Parcel L, consisting of that part of the Fractional Southwest Quarter of Section 7, Township 83 North, Range 23 West of the 5th P.M., City of Ames, Story County, Iowa described as follows: Commencing at the Northwest Corner of said Fractional Southwest Quarter, said point also being the Northwest

Corner of Parcel D as shown and described in Plat of Survey of record filed December 29, 2005 in Instrument No. 2005-00016107 in the Office of the Story County Recorder; thence N 89° 22' 19" E, 1685.26 feet (recorded as S 89° 22' 19" W, 1685.26 feet) along the Northerly line said Parcel D to the Northeast Corner of said Parcel D, said point also being the Point of Beginning; thence continuing N 89° 22' 19" E, 886.37 feet (recorded as S 89° 22' 19" W) along said Northerly line to a point on the Westerly right of way line of U.S. Interstate Highway No. 35; thence S 00° 05' 21" W, 274.33 feet along said Westerly right of way line; thence S 01° 35' 34" E, 800.33 feet along said Westerly right of way line; thence S 05° 32' 51" W, 240.89 feet along said Westerly right of way line to the Northeast Corner of Outlot W in Dayton Park Subdivision Fourth Addition in said City of Ames; thence S 89° 21' 50" W, 928.35 feet (recorded as N 89° 21' 50" E) along said Northerly line to the Southeast Corner of said Parcel D; thence N 01° 53' 33" E, 1315.42 feet (recorded as N 01° 53' 33" E, 1315.42 feet) along the Easterly line of said Parcel D to the Point of Beginning; said Parcel L containing 27.65 acres.

Is hereby made subject to property tax division and special fund provisions of Section 403.19 Code of Iowa.
(Ord. No. 3982, 02-10-09)