



2023 Preston Housing Incentive – New Construction

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2023 New Construction Incentives

Waive Building Permit Fee (per structure)	Value: \$70-\$200
Waive Utility Hook-Up Fees (per unit)	Value: Up to \$675
Preston Public Utility Credit (\$75 per month for 5 Months) (per unit)	Value: \$375
Free Family Pool Pass (New Residents)	Value: \$95
Preston Public Utility Energy Rebates	Value: Up to \$500
\$1,000 Preston \$'s (When construction is complete) (per unit)	Value: \$1,000
Family Membership at Preston Golf Course (New Members)	Value: Up to \$600

Total Value: Up to \$3,445

Applications are limited based on EDA funding. Apply early!

*Program is available to spec builders; however, these funds are reserved for the property buyer for 1 year from the EDA board approval. The golf membership, pool pass, Preston Bucks, and Preston Public Utilities Credits are not intended for the spec builders use but rather the buyer of the new home.

Housing Incentive Program Details

PURPOSE

The purpose of this program is to act as a catalyst for the purchase of new construction single-family homes within the corporate city limits of Preston. The Economic Development Authority is committed to satisfying the housing needs of Preston. The Preston EDA realizes that adequate housing is a necessary tool to help foster a successful and growing community.

ELIGIBLE APPLICANTS

Eligible applicants include any individual or family who builds a "new" home within the corporate limits of Preston for the purposes of making it their primary residence. New construction homeowners can be an existing resident within the city limits. For the purposes of this program, "new home" means any single-family dwelling, including townhomes, (not including "mobile" homes) built after the date of adoption of this program. "Spec" homes which have not yet been lived in or homesteaded may be included as an eligible site in this program. Commercial and non-profit organizations do not qualify as an individual or family.

PROGRAM DESCRIPTION

Interested parties shall obtain an application form from Preston City Hall, 210 Fillmore Street West, Preston, MN, 55965 or online at www.prestonmn.org. Complete the application and return it to the same address, ATTN: Economic Development Authority.

All applicants shall have control of the subject property (i.e. a signed purchase agreement or deed) prior to submitting an application. All applicants and their project must meet local and zoning and building codes. Applications will not be accepted after closing for new construction.

A limited number of applications will be available in 2023 and incentives generally expire one year after EDA approval.

All applicants:

1. The Preston EDA reserves the right to reject any and all applications ***for any reason, specified or unspecified.***
2. In the case of the declaration of a natural disaster within the City of Preston, the Housing Incentive will not apply.
3. Monthly Preston Public Utility Credits will be credited to the applicant's accounts the first 5 consecutive months after closing or upon project completion has been verified with the Economic Development Authorities office.
4. Preston Bucks are to be distributed by City Hall thru the EDA office after the closing has been finalized for the subject property and verified by the Economic Development office. The applicant will be required to sign a receipt for the "Preston Bucks".
5. Closing document required to disperse funds include:
 - a. A HUD closing statement, and/or Warranty DEED
 - b. After construction photos
6. All applicants requesting energy rebates are to follow PPU rebate guidelines. Rebate applications can be picked up at the Preston Public Utilities office.

For New Construction:

All applicants will need to apply for a zoning permit from the city and construction must be completed in compliance with local zoning and the State Building Code. Multi-family dwelling incentives are awarded per unit, permits per structure for new construction. Mobile homes are not meant to be considered for the housing incentives.

Once the house is completed, the transaction has been closed, and it has been verified that the applicant has indeed made the new home his or her primary residence, the Preston Economic Development Authority shall issue the incentive to the homeowner. Applicants will be responsible to provide the Preston EDA with a copy of closing documents to show proof of ownership by supplying the HUD closing statement and/or WARRANTY DEED for the EDA director's review and verification.

In the case of the declaration of a natural disaster within the City of Preston, the Housing Incentive will not apply.

If the new construction is a spec home; the intended distribution of the Preston Public Utility Credits per month, the golf membership, the pool pass, and the Preston bucks are for the purchaser of the new construction and not intended to be given to the builder. All other new construction incentives are available to spec builders.

DEFAULT

If an applicant should default on any of the following restrictions, all incentive money received shall immediately be returned to the Preston EDA unless otherwise approved by the Preston EDA.

1. Constructing a home that was not properly represented in the application package.
2. Using an unlicensed contractor for the construction of the new home.
3. Failure to start construction within 6 months voids the recipient’s application and approval. Program and incentives that have not begun in the calendar year expire 12-31-23, all rebate and incentive start dates must be activated by 12-31-23. Spec homes may be entitled to an exception.
4. Spec homes incentives should generally begin within a year of the date the incentive is approved. Appeals must be approved by the EDA board.

APPEAL

If an applicant should default on any of the aforementioned restrictions, all incentive money shall immediately be paid back to the Preston EDA. However, an applicant may appeal to the Preston EDA.

PROGRAM BUDGET

The Preston EDA will set aside funding towards the financial incentive package for the entire housing incentive project. There will be a maximum of three (3) new construction housing incentives within the guidelines of its operating budget.

The application is found on the next page.

PRESTON HOUSING INCENTIVE PROGRAM APPLICATION
2023 New Construction Housing Incentive

Applicant Name: _____

Date application received: _____

Current Address: _____

Current Phone #: _____ Email: _____

Address of NEW HOME: _____

Estimated Closing Date _____ Tax Parcel ID #: _____

Short Legal Description: _____

Type of Home (Check One):

- _____ Traditional "Stick-Built"
- _____ Modular/Permanent Foundation
- _____ Manufactured/Permanent Foundation
- _____ Other (Specify) _____

Residential Status (Check One):

- _____ I am a new resident to the City of Preston
- _____ I am moving up from rental housing or an existing home
- _____ I am the builder, this is a spec home

Property will be titled in the name(s) of: _____

I will be residing at this address YES / NO

I am interested in applying for: (Check all that apply)

- Building Permit Credit _____ Utility Hook-Up Fee Credit _____ Utility Credits _____
- Utility Energy Rebates _____ Pool Pass _____ Preston Bucks _____ Golf Membership _____

I, the undersigned, do hereby certify that I understand and agree to the all the terms and conditions of the above Housing Incentive Program set forth herein. I further certify that I understand that the Preston Economic Development Authority has the right to reject any and all applications at their discretion and all such decisions are final.

Signature

Date

Staff Application Check List for New Homes:

_____ Application form has been filled out in its entirety

_____ Zoning Permit issued/and paid for (if applicable)

Date of Approval _____

Project start date _____

_____ Application forwarded to Utilities, Date _____

Park Board Date _____ Golf Course Date _____

EDA approval

Date of CC approval

Form updated: 2-2-09, 4-12-10, 2-7-11, 3-2012, 3-14-2013, 2-3-2014, 12-15-2014, 02-2015, 01-2016, 2017, 2018, 2019, 2020, 2021,2022,2023