

The Carroll Infill Housing Incentive Program (“Program”) provides incentives to home builders, real estate developers, property owners, and homebuyers to expand the quality and, perhaps more importantly, the quantity of our available housing inventory.

One goal of the program is to create momentum for infill housing development within the community; to develop and ensure a stable and growing population in the community by having safe, sanitary, affordable housing readily available at various income levels; and ensuring housing is available to attract and retain employees and employers in the community.

The City is also developing other programs and partnerships to encourage additional housing in the Rolling Hills neighborhood. Due to these other programs the Rolling Hills neighborhood is not eligible for the infill housing incentive.

The following incentive will be offered for new, owner-occupied structures constructed on infill lots in the City of Carroll by September 1, 2026 (as long as funding is available):

- Subject to the rules of the Program, the owner of a newly constructed residence will be eligible for a \$20,000 incentive per lot from the City of Carroll.

Program eligibility rules:

- The Program is limited to the first 20 applicants who fully complete and submit a Program application for a structure and whose application is approved by the Carroll City Council under the terms of the Program. If an application is initially approved but the structure subsequently does not qualify for the incentive, the City may consider a replacement application in the order the applications were received. Each application is limited to one structure.
- The Program application must be submitted within thirty (30) days after receipt of a building permit for the Structure and the building permit must be issued after August 1, 2022.
- To be eligible, the structure must be a new construction, owner occupied primary residence. Speculative home construction will qualify if it is intended to be owner occupied and available for purchase by the general public.
- Qualifying structures must be constructed consistent with all City and State ordinances and requirements.
- Construction must start within 3 months after the application is approved and all construction needs to be completed within the earlier of: 18 months after the issuance of the building permit or September 1, 2026.
- The construction of the structure must be fully completed, as evidenced by the issuance of a Certificate of Occupancy by the City of Carroll.
- The City is using Federal ARPA Funds for this program. Due to the rules surrounding this program, all work needs to be completed and a Certificate of Occupancy needs to be issued by September 1, 2026 to receive the funds. **NO EXTENSION TO THIS SEPTEMBER 1, 2026 DATE REQUIREMENT WILL BE MADE BY THE CITY OF CARROLL.**
- Rental properties are not eligible for this Program.

- Structures constructed on lots in the Rolling Hills neighborhood are NOT eligible for this Program because the City is also developing other programs and partnerships to encourage additional housing in the Rolling Hills neighborhood.
- The value of the completed structure (exclusive of land value) must be evidenced by an appraisal performed by a licensed, third-party appraiser or by County assessment.
- Subject to the terms of the Program, the incentive will be provided for a qualifying structure within thirty (30) days after issuance of a final Certificate of Occupancy.
- Payment of any incentive is subject to the availability of ARPA funds for such purpose.
- Absent additional action by the Council, at no time will the City make any payments under this Program after \$400,000 in aggregate incentives have been paid.
- A home owner who qualifies for incentives under this Program is not precluded from applying for tax abatement on the new structure under the terms of the City's Revitalization Plan/Program then in effect.
- The terms of this Program are subject to review and revision by the City Council at any time.
- Eligibility under the terms of the Program shall be at the discretion of the City Council, and all eligibility determinations are final.