Carrington New Home Construction & Tax Incentive

Introduction

The City of Carrington offers a New Home Construction & Tax Incentive to encourage developers and current or prospective residents to build new homes and increase housing availability within Carrington city limits.
This incentive complements the Carrington Strategic Plan and Main Street Revitalization Plan by supporting housing development, attracting new residents, and encouraging long-term community growth.

Incentives Overview

Eligibility Requirements:

- Available to property owners and developers constructing a new residential home within Carrington city limits.
- The home must be intended as the applicant's primary residence or constructed as a speculative (spec) home for sale.
- **Developers must submit their application before construction begins.**
- **Property owners must submit their application before the new home is added to the City's property tax rolls.**
- Prebuilt or relocated homes must include newly constructed living space to qualify for the incentive, in addition to meeting all other eligibility requirements.
- Eligible property owners may also qualify for a two-year property tax exemption on up to $150,000 of the new home's building value. Land value is not exempt.

Incentive Funds Available:

- **Property Owners:**

Home Valuation	Incentive Amount
$200,000 +	$6,000 + $6,000 Carrington Cash = $12,000 Total

- **Developers:**

Recipient	Amount	Disbursement Terms
Developer	$8,000	$4,000 at project start (foundation or framing stage) + $4,000 upon certificate of occupancy
Homebuyer	$4,000	$2,000 via check at closing + $2,000 in Carrington Cash
Tax Incentive	Varies	Applies to whoever owns the home when it's assessed

- Tax Incentive shall be determined based on the rate of mills over the two-year exemption
- A maximum of $150,000 of the building value will be allowed for tax exemption for a 2-year period.
- Land value is not exempt.

Application Requirements

1. A completed New Home Construction & Tax Incentive Application (Property Owner or Developer, as applicable).
2. A completed and signed IRS Form W-9.
3. Additional documentation may be requested during the application review process.

Grant Process

Administration: The New Home Construction applications are to be submitted to the CCEDC office. The CCEDC Board will recommend approval or denial to the Carrington City Council, which has final approval authority.
For property owners, incentive funds and Carrington Cash will be disbursed upon completion and occupancy of the new home. For developers, $4,000 will be disbursed at the foundation or framing stage and $4,000 upon issuance of the certificate of occupancy. Homebuyers of developer-built spec homes will receive $2,000 by check at closing and $2,000 in Carrington Cash.
The property tax incentive will begin once the home's Full and True Value is recorded.

Additional Information

With questions about the New Home Construction & Tax Incentive program or process, contact the CCEDC at 701-652-2524 or chambergal@daktel.com.

This grant program will be reviewed on a year-by-year basis and is subject to change.

CARRINGTON
the central city

CCEDC
Carrington Chamber & Economic Development Corporation

September 2025

Application for New Home Construction & Tax Incentive

DEVELOPER

Developer/Builder Name:

Business Name (if applicable):

Mailing Address:

Phone: Email:

Project Address (New Spec Home Location):

Expected Project Start Date: Expected Move-in Ready Date:

Required Attachment: ☐ Completed and signed IRS Form W-9

BUYER VERIFICATION (TO BE COMPLETED ONCE SOLD)

To be completed after sale of the home and buyer occupancy

- Buyer's Full Name:
- Buyer's Phone & Email:
- Date of Occupancy / Closing Date:
- **Required Attachment:** ☐ Completed and signed IRS Form W-9

Incentive Values:

Recipient	Amount	Disbursement Terms
Developer	$8,000	$4,000 at project start (foundation or framing stage) + $4,000 upon certificate of occupancy
Homebuyer	$4,000	$2,000 via check at closing + $2,000 in Carrington Cash
Tax Incentive	Varies	Applies to whoever owns the home when it's assessed

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The data which you supply to this organization will be used to access your individual qualifications for housing incentives. We will not be able to process your request without it. There is a possibility that this data might constitute a public record if and when housing incentives are approved, and, at that time, the data may be examined by anyone. The undersigned certifies that, to the best of his/her knowledge and belief, the information contained in the application and anything attached hereto is true and correct.

Authorized Signature: Date:

Please return to:
Carrington Chamber & Economic Development Corp.
871 Main Street Carrington ND 58421
Email: chambergal@daktel.com Phone: 701-652-2524

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September 2025

Application for New Home Construction & Tax Incentive
PROPERTY OWNERS

Date:

Owner(s) who will occupy the property

Property Location:

Phone Number (s): Email:

Mailing Address (if different):

Application will not be considered complete until ALL requirements are addressed.

Required Attachment: ☐ Completed and signed IRS Form W-9

Incentive Values:

New Home Value	New Home Construction Incentive Amount	Tax Incentive
$200,000 or more	$6,000/$6,000 Carrington Cash = $12,000 Total	TBD
*The maximum allowable tax exemption is on $150,000 of the building value only. The land is not exempt. **Tax Incentive amount determined on rate of mills over the two-year exemption.		

The data which you supply to this organization will be used to access your individual qualifications for housing incentives. We will not be able to process your request without it. There is a possibility that this data might constitute a public record if and when housing incentives are approved, and, at that time, the data may be examined by anyone. The undersigned certifies that, to the best of his/her knowledge and belief, the information contained in the application and anything attached hereto is true and correct. The applicant also certifies that the property listed above is his/her primary place of residence.

Authorized Signature: Date:

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