Infill lot means vacant land within a built-up area that was previously developed with a structure. Any lot that was not previously developed with a structure, but is located within a built-up residential area where the average dwelling was built at least forty (40) years ago will not qualify for the incentive without first obtaining approval from the Planning Commission.

When applying for a building permit, the developer/contractor will need to state on their permit application that they want to participate in the Housing Incentive Program and the Inspections Department/Project Coordinator will make sure the $25,000 maximum allowed funds per new home are set aside to be paid at the closing.

REQUIREMENTS:

The builder is to purchase all building materials from local vendors and utilize local contractors, sub-contractors and services (including but not limited to; electrical, mechanical, plumbing services, title or abstract services, surveyor and legal services). (See the Resolution for specific details and exceptions)

The cash rebate will be paid to the buyer at the closing and shall be applied to the down payment and closing cost and/or principal.
Housing Incentive Program

- Cash rebates for the construction of new owner-occupied single-family dwelling,
- waive permit and inspection fees,
- provide a temporary reduced water, sewer and trash rate,
- assist the owner with down payment and closing cost,
- and in some cases provide lots at no cost.

The new single-family dwelling shall be built on site, comply with all of the International Codes adopted by the City of Muskogee, and contain two or more bedrooms.

Modular and manufactured homes will not qualify for the rebate; however such homes may qualify for other incentives as designated within this program.

The rebate portion (cash incentive) of the program is based on a percentage of the actual cost of construction, or the sales price of the single-family dwelling. It is structured to provide the highest percentage of rebate to the construction of smaller affordable homes located on infill lots within the Original Townsite where there are hundreds of vacant lots that can be obtained for only a fraction of the cost of a platted lot in a new subdivision.

The total amount of cash incentives, to be paid to the buyer at closing, shall not exceed $25,000 per housing unit based upon the following. The buyer shall only receive the incentive one time. The buyer will be required to enter into a contract with the City of Muskogee prior to receiving the rebate. The City will place a mortgage on the property for five (5) years. The mortgage will be reduced twenty (20) percent per year during the five (5) years.

1. The buyer of a newly built single-family dwelling with a sales price of $100,000 or less and located within the City limits on an infill lot shall be eligible for a maximum rebate of 25%;

2. The buyer of a newly built single-family dwelling with a sales price of $100,001 to $150,000 and located within the City limits on an infill lot shall be eligible for a maximum rebate of 20%;

3. The buyer of a newly built single-family dwelling with a sales price of $150,001 to $200,000 and located within the City limits on an infill lot shall be eligible for a maximum rebate of 15%; or

4. The buyer of a newly built single-family dwelling with a sales price of $200,001 to $300,000 and located within the City limits on an infill lot shall be eligible for a maximum rebate of 7.5%.