



# 2024 Preston New Construction Homeowner Incentive

Preston EDA 507-765-2153

## 2024 New Construction Homeowner Incentives

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### Homeowner Package:

Preston Public Utility Credit (\$50 per month for 3 Months) (per unit)	Value: \$150
Free Family Pool Pass (New Residents)	Value: \$95
Preston Public Utility Energy Rebates	Value: Up to \$500
\$250 in Preston Bucks (When construction is complete) (per unit)	Value: \$250
Family Membership at Preston Golf Course (New Members)	Value: Up to \$600

**=Total Value of up to \$1,055!**

**Applications are limited based on EDA funding. Apply early!**

**\*Separate program available to builders**

## **New Construction Homeowner Incentive Program Details**

### **PURPOSE**

The purpose of this program is to act as a catalyst for the purchase of new construction of 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. 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](http://www.prestonmn.org)

Complete the application and return it to the above address:

**ATTN:** Economic Development Authority

*All applicants shall have control of the subject property (i.e. a signed purchase agreement or deed) prior to applying. 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 2024 and incentives generally expire one year after EDA approval.**

### All applicants:

1. Preston EDA reserves the right to reject 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 3 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 disburse 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 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.

**DEFAULT**

If an applicant should default on any of the following restrictions, all incentive money received shall immediately be returned to Preston EDA unless otherwise approved by 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. Programs and incentives that have not begun in the calendar year expire 12-31-24, all rebate and incentive start dates must be activated by 12-31-24.
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 restrictions, all incentive money shall immediately be paid back to Preston EDA. However, an applicant may appeal to 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.

**PRESTON NEW CONSTRUCTION HOMEOWNER PROGRAM APPLICATION**  
**2024 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

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)

- Utility Credits \_\_\_\_\_ Utility Energy Rebates \_\_\_\_\_
- Pool Pass \_\_\_\_\_ Preston Bucks \_\_\_\_\_ Golf Membership \_\_\_\_\_

I, the undersigned, do hereby certify that I understand and agree to 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 applications at their discretion and all such decisions are final.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Staff Application Checklist 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, 2024