



# Neighborhood Empowerment Zone

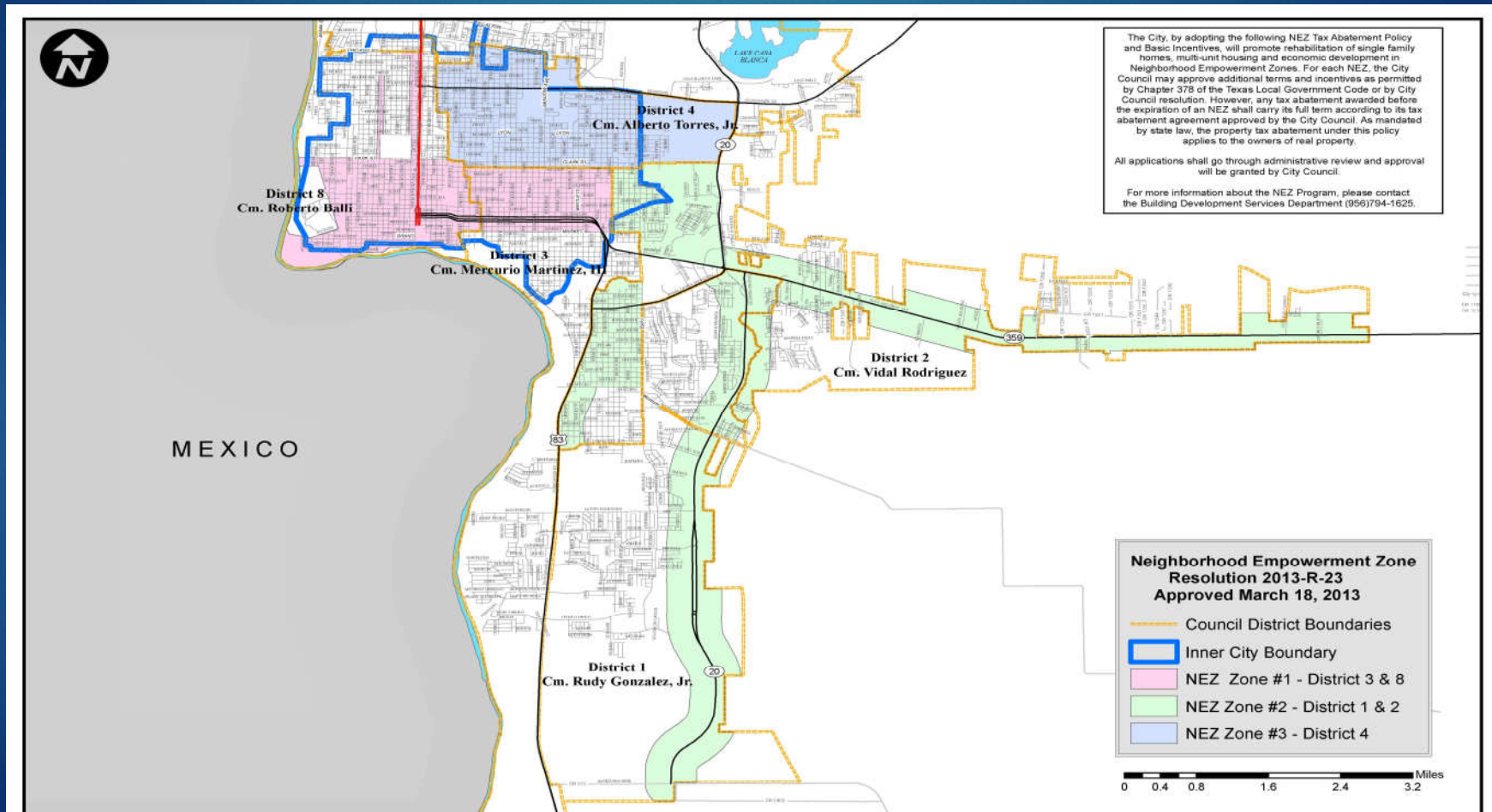
THE CITY OF LAREDO CREATED THE NEZ PROGRAM TO IMPROVE CERTAIN AREAS BY ENCOURAGING PRIVATE INVESTMENT IN HOUSING, BUSINESSES, WITHIN NEZ AREAS

The **NEZ** is:

## An Incentives Program

- ▶ Permit fee waivers
- ▶ City property tax abatements

# Where is the NEZ area?



# What incentives does the **NEZ** provide?

## **Building Permit Fee Waivers**

The following fees are waived for qualified properties or projects:  
Building Permit, Plan Review, Plumbing, Electrical, Mechanical, Fire Inspection, ROW, Flood Plain, Water permit fees, Sprinkler System permit fees, Plat fees and Demolition Fee.

## **Tax Abatements**

City taxes are frozen at the latest Webb CAD appraised value of the property.





## Residential

\$100.00 application fee  
5 Years City Tax  
Abatement and all  
permit fees



## Commercial

application fee 0.5% of the  
capital investments of the  
project (\$1,000.00 Max)  
5-10 Years City Tax  
Abatement and all permit  
fees



## Multi-Family

application fee 0.5% of the  
capital investments of the  
project (\$1,000.00 Max)  
5-10 Years City Tax  
Abatement and all permit  
fees

## Requirements for NEZ:

- ▶ A Completed application form
- ▶ Non-Refundable application fee
  - ▶ \$100 Residential
  - ▶ \$0.5% capital investment not exceeding \$1,000.00
- ▶ Proof of ownership (deed)
- ▶ Construction Plans (11" X 17") PDF digital copy
- ▶ A detailed line item budget showing the cost breakdown for the project
- ▶ 3-5 days to process application
- ▶ Council Approval 10-14 days.

Typically benefits the investors will receive

## Actual Residential Project

- ▶ New construction on a 3,425 sq. ft. home, avg. permit fees waived are \$1,740.00 Capital Investment of \$443,900.00.
- ▶ City Tax abatements can vary depending on property location.
- ▶ One example a property would have a tax benefit to resident of \$14,138.20 over 5 years.

# Multi-Family

Example:

- ▶ 48 apartments with \$2.5 Million investment
- ▶ Estimated total permit fees \$25,051
- ▶ City tax abatement of \$15,702/YR.
- ▶ 10-year tax abatement benefit of \$182,071 for multi-family units.



# Commercial

Example:

- ▶ \$5.5 Million Capital investment for a medical facility of 10,250 sq. ft.
- ▶ Type IIB construction the estimated total permit fees \$5,278
- ▶ City tax abatement of \$26,200 / YR.
- ▶ 10-year tax benefit: \$267,278

# THANK YOU !

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OR

[www.cityoflaredo.com/building](http://www.cityoflaredo.com/building) under the NEZ tab