

Property Tax Abatements

The Bandera EDC recognizes that property taxes on improved properties can be a large expense for new businesses, particularly when there is a large investment in property improvements. The BEDC can partner with the City of Bandera, Bandera County and the Bander ISD to offer property tax abatements for new businesses or businesses relocating within the Bandera City Limits that invest in new construction.

Per Local Government Code Chapter 505, Sec. 505.158. PROJECTS RELATED TO BUSINESS DEVELOPMENT IN CERTAIN SMALL MUNICIPALITIES, the Bandera EDC, as a Type B corporation authorized to be created by a municipality with a population of 20,000 or less, can fund projects found by the board of directors to promote new or expanded business development. Property tax abatements for the City of Bandera, Bandera County and any special districts are governed by Chapter 312 of the Texas Tax Code. Tax Abatement Agreements for school districts are governed by Chapter 313 of the Texas Tax Code.

Property tax abatements reduce the amount of taxes owed to the taxing jurisdiction. The property tax abatement that the BEDC can partner to offer freezes assessed values of property at pre-improvement levels for a period of five to ten years, depending on the value of the project and the type of improvements made. State statute limits abatement periods to ten years. At the end of the abatement period the property owner will owe taxes on the full assessed value of the property, including improvements. The property and/or business owner must commit to operating in Bandera for the duration of the tax abatement period plus five years.

Applications for Property Tax Abatements will be evaluated based on the following criteria:

- Type and size of the project
- Number of jobs created and wages paid for those jobs
- Contribution of the project to the community of Bandera
- Future sales and property tax revenues for the taxing jurisdictions
- Conformance with the City of Bandera Comprehensive Plan
- Environmental and infrastructure impacts
- Partnerships with other businesses, non-profits and governmental agencies within Bandera County

All applications will be considered on a first-come, first-served basis and according to available funds, and must be submitted a minimum of 14 business days prior to the regular Bandera EDC meeting during which the applicant would like to be considered. Applications will be considered on a case-by-case basis, and the Bandera EDC makes final determination on all applications, contingent on approval by the affected taxing jurisdictions.

For questions regarding the application or application process, please contact:

Art Crawford
President, Bandera Economic Development Corporation
(830) 456-4083
banderaedc@gmail.com

Bandera Economic Development Corporation Property Tax Abatement Application

Please submit application materials in hard copy to City Hall, 511 Main Street, Bandera, Texas 78003,
or via email to banderaedc@gmail.com.

***Please note that this application will become public information if discussed in open session of a meeting of the BEDC. If you would like to keep information about your business's operations and revenues confidential, please inform the BEDC President prior to submission of the application so that arrangements can be made that meet the requirements of the Texas Open Meeting and Texas Public Information Acts.

Business Name: _____ Year Founded: _____

Business Address: _____

Business Mailing Address (if different): _____

Business Contact Name: _____ Title: _____

Contact Phone: _____ Contact Email: _____

What type of business is it? _____

What services or goods are offered? _____

Does the business remit sales taxes to the Texas State Comptroller? _____

Does the majority share of the business revenue come from local residents or visitors? _____

How many people are employed by your business? _____

How many jobs will you be directly creating with this project? _____

What is the wage range for the jobs created by this project? _____

Has a permit for the project been issued by the City of Bandera? _____

What is the total cost of the project? _____

Required Attachments:

1. Please attach a page or pages detailing the current property information from the Bandera Central Appraisal District, as well as estimates of the future assessed valuation.
2. Please attach drawings or images showing the project design and location.
3. Please attach a professional cost estimate or quote for the work.
4. Please attach information regarding employees, both current and future, and their wage rates and job descriptions.
5. Please provide information regarding any other funding or resources for this project provided by local, state and federal governments and/or for-profit and non-profit institutions.
6. Please provide information on any transportation, utility or environmental impacts.