

The Neighborhood Empowerment Zone (NEZ) Program Saves You Dollars on Construction and Rehabilitation Costs

What is the NEZ Program?

The City of Fort Worth created the NEZ Program to improve Fort Worth's central city by encouraging private investment in housing, businesses and services in NEZ areas. The NEZ program is the vehicle by which incentives like building permit fee waivers, release of City liens, and municipal property tax abatements can be granted to homeowners, investor-owners and developers proposing new construction projects or rehabilitation projects that are located within the NEZ area.

How Can I Apply for NEZ Incentives?

Apply at the Permitting Center Check-in located in City Hall at the south-end of the lower level. When you apply for a building permit, and if required, a zoning change, staff will assess your project at that time to determine if it is NEZ eligible. If it meets all criteria, you will receive notice that your project has been certified to receive NEZ incentives.

How long will it take before I know if I am certified to receive NEZ Incentives?

Five to seven days.

What are some of the criteria for becoming certified to receive NEZ incentives?

- The property must be located in a NEZ area.
- The proposed rehab must be 30% or more than the TAD improvement value of the property.
- The property must be zoned correctly.
- The construction project must have approval of Neighborhood Association and Council Representative.
- The property is a permanent structure, and not a mobile structure.
- The owner/developer is not delinquent in paying taxes and does not have any City liens against any property they own.
- The owner/developer has not been subject to a Building Standards Commissions' order of Demolition where their property was demolished within the last five (5) years.
- The project has received City Council support if it is a liquor store or package store.

Are there any fees associated with participating in this program?

Yes. There is an application fee of \$25 for all Basic Incentives excluding tax abatements. The application for residential tax abatements is \$100. The application fee for multi-family, commercial, industrial, community facilities and mixed-use

development projects is one-half of one percent (0.5%) of the proposed Project's Capital Investment, with a \$200 minimum not to exceed \$2,000. If you are approved for tax abatements, City staff will work with you to finalize the tax abatement agreement with the City.

What if I qualify but do not wish to participate in the NEZ program?

The owner of the property will be required to sign a NEZ Disclaimer acknowledging that they were informed about the program but declined to participate. Proof of ownership and a copy of the warranty deed will be required.

Basic Incentives Available in a NEZ

Municipal Property Tax Abatement

The following properties and projects may qualify for municipal property tax abatements:

- Owner-occupied property
- Investor-owned single family property
- Single family development project
- Multi-family development project
- Commercial, industrial or community facilities development project
- Mixed-use development project

Fee Waivers

The following fees are waived for **qualified properties or projects**:

- All building permit related fees (including plans review and inspections)
- Plat application fee (including concept plan, preliminary plat, final plat, short form replat)
- Board of Adjustment application fee
- Demolition fee
- Structural moving fee
- Community Facility Agreement (CFA) application fee
- Zoning application fee
- Street and utility easement vacation application fee
- Impact fee
- Ordinance Inspection fee
- Consent/Encroachment Agreement Application fee

Release of City Liens

The following City liens may be released for **qualified properties or projects**:

- Weed liens
- Demolition liens
- Board-up/open structure liens
- Paving liens

