

DEMO/REBUILD

PROPERTY TAX REBATE PROGRAM

The City of Farmers Branch is offering a property tax rebate incentive to Farmers Branch homeowners who demolish an existing single family home and rebuild a new single family home in the same location. City Council approval required prior to demolition.



ELIGIBILITY

To be eligible for participation in the program the demolition of the existing residence and the construction of a new residence must be completed, and a certificate of occupancy or completion issued by the City for the new residence within twenty-four (24) months after approval by the City of an eligible project. A Developer or builder may also qualify for the program if the developer or builder owns a single-family residence in the City and agrees to demolish the residence and construct a new single family residence at the same location provided that any incentive to be paid pursuant to the program agreement will not be paid to the developer or builder but rather shall be paid to the first person that owns and occupies the new residence.

INCENTIVES

The incentive is issued in the form of a property tax rebate. The amount of this rebate is determined by the Base Year Assessed Value of the land and improvements of the original structure as determined by Dallas Central Appraisal District (DCAD).

OPTION 1

- Up to \$5,000 reimbursement for the cost of demolition of the original home.
- Seven year tax rebate on City property taxes. Each years rebate is equal to 100% of the difference between City property taxes on the new improvement and City property taxes on the original structure.

OPTION 2

- An incentive equal to 10 times the amount of the increase in the City property taxes paid on the difference between the original home appraised value prior to demolition and the value of the newly constructed home.
- The City will pay up to 50% of the estimated incentive at the time the owner closes on the permanent financing of the home following completion of construction based on the valuation set fort in the application for building permit submitted to the City prior to construction.

* All valuations are based on structure only, does not include land value.

For More Information, Program Applications and Policies

visit farmersbranchtx.gov/buildinfb or contact Allison Cook at 972.919.2507

