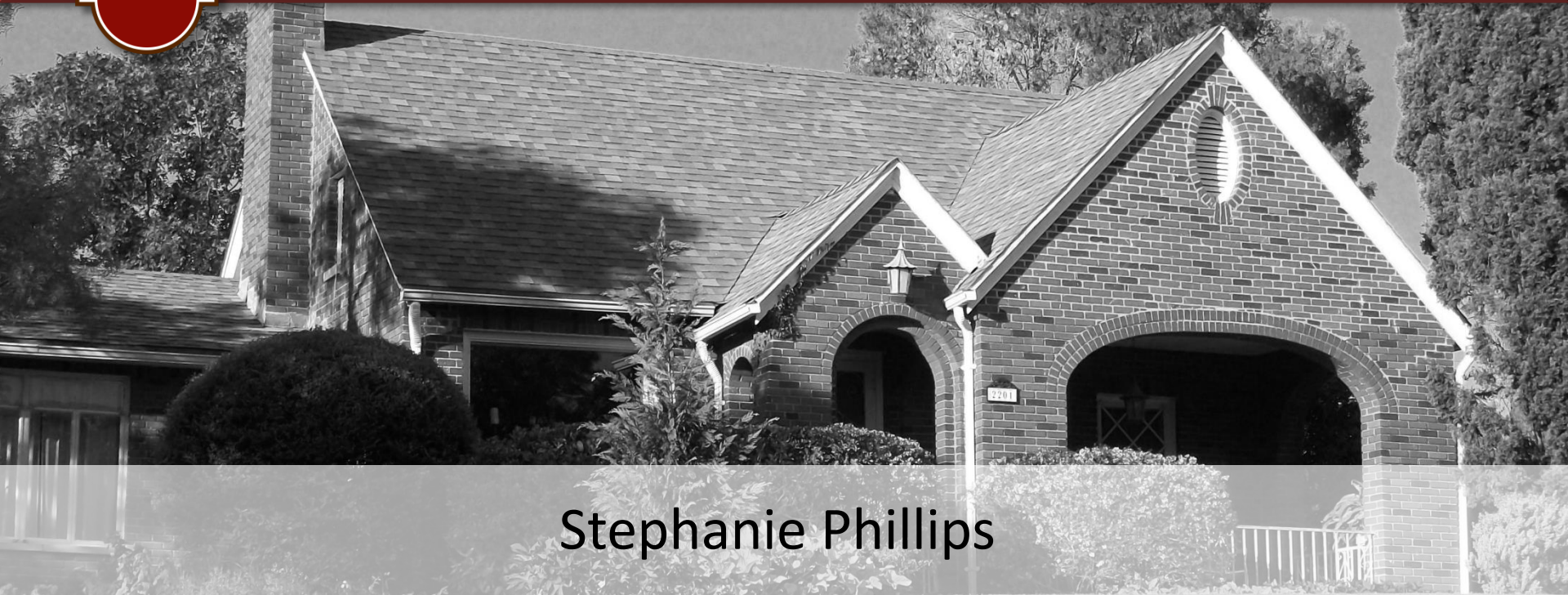




Incentives for Historic Rehabilitation



Stephanie Phillips

City of San Antonio - Office of Historic Preservation



Overview of Incentives



- Substantial Rehabilitation Tax Incentive
- City Fee Waiver Programs related to OHP
- New Historic District Tax Incentive
- San Antonio Conservation Society Grants



Substantial Rehabilitation



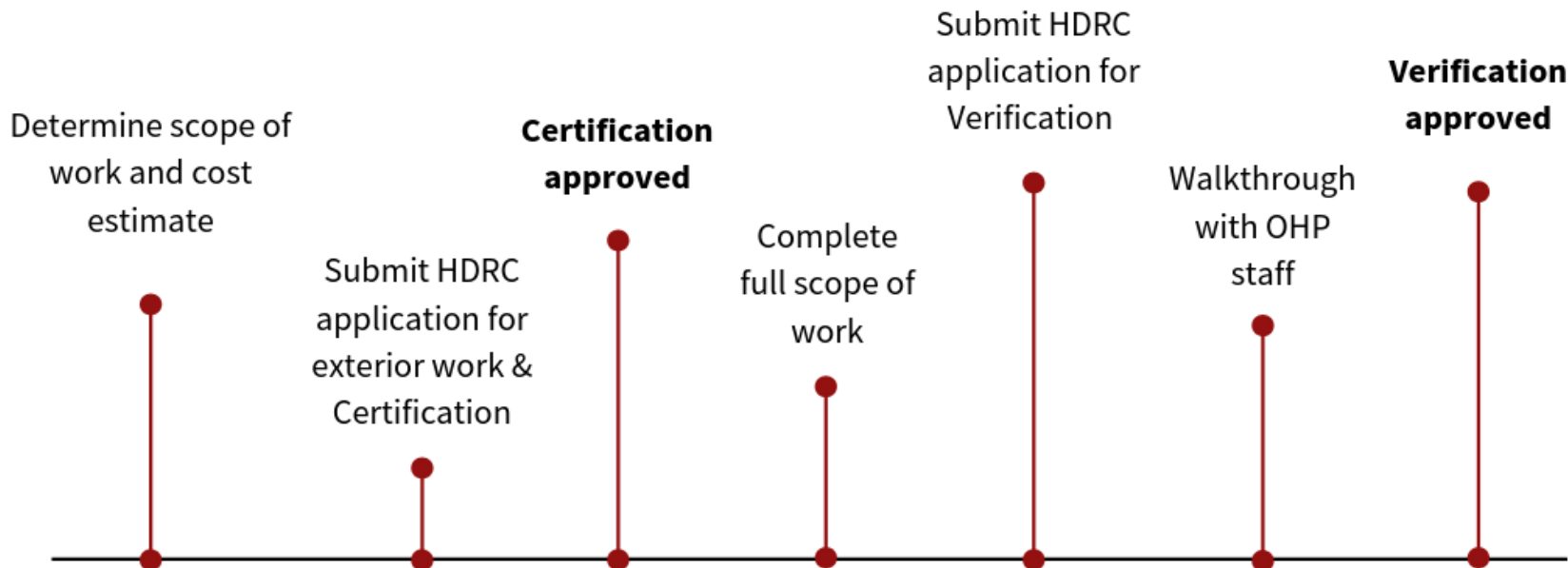
- Local historic landmarks and districts
- Residential and Commercial
- Investment of 30% of the current appraised improvement value
- Ad Valorem Relief of **City** Property Taxes
 - 10-year freeze of pre-rehab assessment
 - 5-yrs zero / 5-yrs 50% assessment *



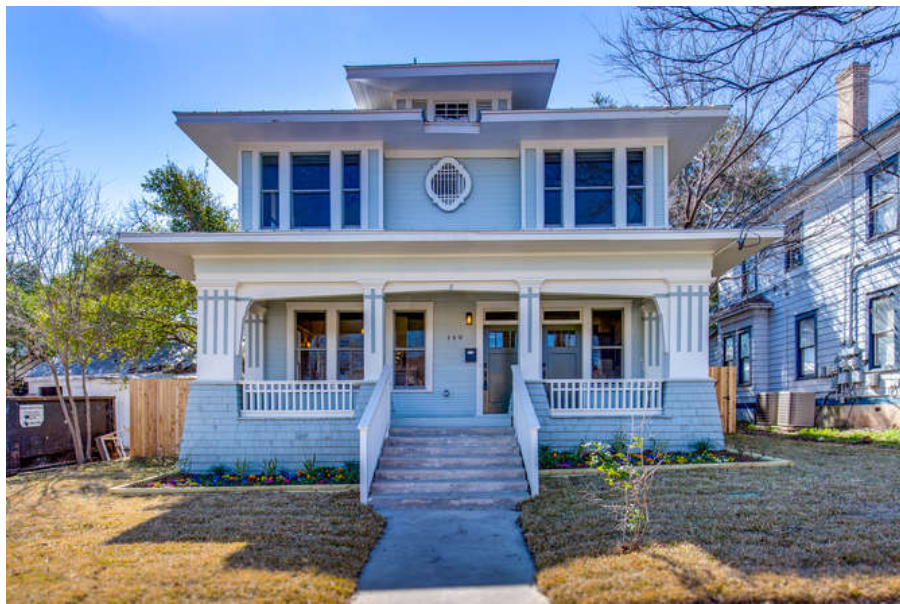
Substantial Rehabilitation



- Interior and Exterior work eligible
- Must prolong useful life of the building
- Must be **Certified** by HDRC prior to work
- **Verified** following completion



The incentive will begin the year following the approval of Tax Verification.







City Fee Waivers - Rehabilitation



- Designated or **eligible** to be designated may qualify for fee waivers
- 100% waiver of eligible city fees and up to 100% waiver of SAWS fees, up to \$150,000
- Requires OHP review regardless of designation



City Fee Waivers – Legacy Business



- Owners of **Legacy Businesses** meeting specific criteria may be eligible
- Waiver of eligible city fees, up to 100% waiver of SAWS fees (depending on guidelines), exemption from \$100 application fee



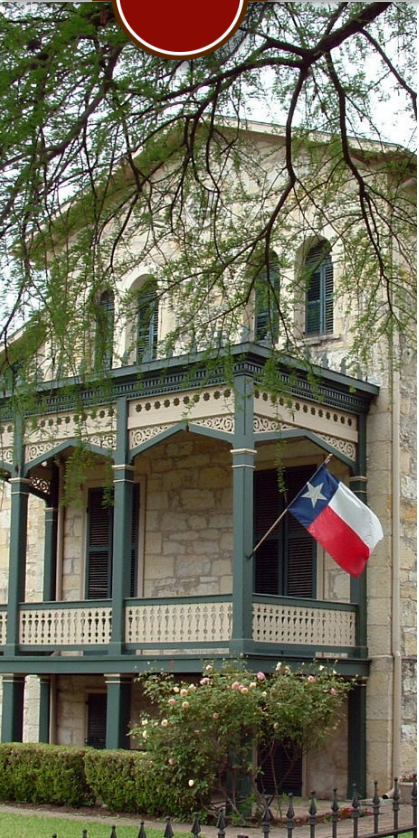
New Local Historic Districts



- 20% exemption for owner-occupied properties in new historic districts for 10 years
- Long-term occupants may received an additional 5 years



San Antonio Conservation Society Grants



- Rehabilitation grants funded through NIOSA
- Annual program
- Must be constructed prior to 1930
- **Applications open August 1, 2019**



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

QUESTIONS?

www.sapreservation.com

210-207-0056

info@sapreservation.com