

As-of-Right Tax Abatement Application

Thank you for your interest in the Office of Economic Development’s as-of-right tax abatement program. Please complete and submit the following information to be considered for an as-of-right tax abatement.

All projects must fulfill a public purpose of creating Living Wage¹ jobs or growing the city tax base, and otherwise comply with the [City of Dallas Incentive Policy](#). All tax abatements begin **on January 1** of the calendar year that immediately follows the execution of the agreement. As such, the as-of-right abatement is most appropriate for shovel-ready projects or other near-term investments. Projects with a longer investment timeframe may apply for negotiated incentive agreements.

The Office of Economic Development (OED) reserves the right to reject any application, including those determined to be incomplete or inaccurate. Additionally, OED may refer an as-of-right tax abatement application to the City Council for approval if: 1) there are questions regarding the project’s compatibility with the surrounding neighborhood, 2) the project could create an undesirable outcome that deters future economic development like loud noise, noxious odor, or other nuisance; or (3) for other reasons as determined by OED.

Please return completed form and required attachments to EcoDevInfo@dallas.gov.

Abatement Preference:

If your application is approved, please indicate the preferred abatement type:

10-year, 90% abatement of net new City of Dallas real property taxes

5-year, 90% abatement of net new City of Dallas business personal property taxes

Applicant Information

APPLICANT NAME:

APPLICANT ADDRESS:

APPLICANT PHONE:

APPLICANT EMAIL:

APPLICANT WEBSITE (if applicable):

NAME OF AUTHORIZED REPRESENTATIVE:

AUTHORIZED REPRESENTATIVE PHONE:

AUTHORIZED REPRESENTATIVE EMAIL:

¹ [Living Wage Calculator - Living Wage Calculation for Dallas County, Texas \(mit.edu\)](#)



The organization is:

Publicly Traded	Privately Held	Non-Profit	N/A
Has the organization filed for bankruptcy in the past five years?		Yes	No
Has the organization previously defaulted on any City of Dallas incentive agreement?		Yes	No
Is the proposed project a business that (1) requires a sexually oriented business license under Chapter 41A of the Dallas City Code, or (2) a liquor store, pawn shop, credit access business, body piercing studio, or tattoo studio, as those terms are defined by the Dallas Development Code?			
		Yes	No
Is the company current on all taxes due to the City of Dallas?		Yes	No
Is the Company registered to do business in Texas?		Yes	No

Describe the owner of the business or organization (Select all that apply)

Asian or Asian American	Black or African American	Disabled
Hispanic or Latino	Native American	LGBTQ
White	Woman	Veteran
None of the above		

Project Information

Project Name:

Summary (please note that that the project rendering will be an attachment to your contract for Real Property abatement projects):

Project Address

Zip Code

Project Type

Please select the appropriate category:

Residential	Mixed-Use	Community Facility
Office	Industrial	Other, please describe
Retail	Operating Business	

Project size

	Overall project size (sq feet)	Existing sq footage	Occupied space
Leased Space	NA	N/A	
New construction		N/A	
Rehabilitation			

Job Creation Information

For **job creation/retention projects**, please indicate the number of created or retained living wage jobs and complete the [Jobs Information worksheet](#) (page 7)

Number of jobs to be created:

Number of jobs retained:

Target Area Determination

Please locate your project on the linked [map](#) to provide the below information

<https://dallasgis.maps.arcgis.com/apps/webappviewer/index.html?id=6646d57c21684133994e73c877d08f6d>

This project is in a
blue area

This project is in a
yellow area

This project is not in a
blue or yellow area

Applicant’s Current Site Control Status: (Please select the appropriate category)

Own

Purchase Option Agreement (please attach)

Lease

Other, please describe and attach relevant documentation:

Additional Project Information (check all that are appropriate):

This project will lead to the creation of 10 or more jobs or the retention of 25 or more jobs and is not primarily a real estate development.

All full-time jobs (directly created or retained) pay a minimum wage not less than the minimum living wage hourly rate determined by the [MIT Living Wage Calculator](#) for Dallas County. *Please Note: The minimum wage will be adjusted annually during the incentive agreement.*

Not all of the full-time jobs (directly created or retained) pay a wage not less than the minimum living wage hourly rate determined by the [MIT Living Wage Calculator](#) for Dallas County.

This project is a real estate development (new construction or substantial rehabilitation) project.

Check all items that apply:

The project has a total estimated project budget exceeding \$25 million

The estimated total project budget is \$25 million or less and (check any that apply):

The project budget includes capital expenditures of at least \$2 million. "Capital expenditures" **excludes** land acquisition costs, attorney fees, broker fees, developer profit line items, and other expenses unrelated to construction, such as marketing, travel, etc.

Developer will make a [good faith effort](#) to comply with the City's Minority-owned and Women-owned Business Enterprise (M/WBE) participation goal of 32% for construction expenditures related to the improvements.

Developer is unable to make a good faith effort toward or comply with the City's M/WBE participation goal of 32% for construction expenditures related to the improvements.

The project **does not** demolish, modify, rehabilitate, or otherwise make changes to any existing housing stock

The project **does** demolish, modify, rehabilitate, or make other substantial changes in use or appearance to existing housing stock.

Financial Information

Estimated Value at Completion: Please provide a brief description with the property's existing value and the proposed improvement value (real property, business personal property and/or inventory)

Project Budget: Please attach your project budget including information on the basis for costs (e.g., bid, construction contract, architect estimate.)

AUTHORIZED AGENT

CERTIFICATION OF AUTHORIZED REPRESENTATIVE:

I, _____, hereby certify that I am an authorized signatory of applicant, and also certify that all materials submitted in this application, including all attachments, are true and correct to the best of my knowledge. I understand that any attempt to falsify or misrepresent information in this application shall result in disqualification. Further, I hereby consent to requests that the City of Dallas may make of third parties for information to substantiate information provided in this application, and I authorize third parties to release such information to the City of Dallas.

Signed:

Print Name:

Date:

COMPLIANCE ACKNOWLEDGEMENT

Please sign below to acknowledge that the applicant understands that all as-of-right tax abatements will be monitored, and all criteria must be met, and reports provided in order to continue to be eligible for a tax abatement. In addition, the applicant understands the abatement would be granted annually provided the job creation and wages requirements are met.

The undersigned acknowledges that throughout the term of the tax abatement agreement, the annual abatement will be contingent upon yearly compliance with the agreement.

I acknowledge and understand the terms described above.

Signature of Authorized Agent

Please include a signed copy of this form with your submission.

Jobs Information Worksheet

For relocated jobs, please list the address(es) where jobs currently exist:

Please provide position titles and associated wages before overtime or bonuses

Position Title	Annual wages	Number of positions	Hours per week

Please complete the Job Schedule below to indicate how many jobs will be retained, relocated from outside Dallas or created annually over each year of the abatement. Assume that Year 1 is the first year the project is occupied. Jobs should only be listed in the initial year of activity, so if the project retains 5 jobs and creates 10 additional jobs total but those are split over two years, jobs should be listed in year 1 and 2 and all remaining years would remain blank.

Job Schedule							
Year	1	2	3	4	5	6	Total
Retained Jobs							
Relocated Jobs							
New Jobs							
					Total		

Please return completed form and required attachments to EcoDevInfo@dallascityhall.com