



FARMERS BRANCH
TEXAS

Demolition/Rebuild Program

Special Called City Council Meeting | April 29, 2025

Requested By: Mayor Terry Lynne and Councilwoman Tina Bennett-Burton

Current Program Guidelines

Original Improvement Value	Cash Grant	City Property Tax Rebate
\$65,000 and under	\$30,000	3 years
\$65,001 - \$100,000	\$20,000	4 years
\$100,001 - \$150,000	\$10,000	5 years
\$150,001 and up	0	7 years

Proposed Guidelines

Total taxable value increase	Cash Grant	Property Tax Rebate
Minimum of \$300,000	\$10,000*	4 years

*Payments will be made 50% after demolition and 50% when the certificate of occupancy is issued.



Discussion Items

Four-year tax rebate

Total taxable value increase	Estimated Annual City Taxes	Return on investment at \$10,000	Return on investment at \$20,000
\$300,000	\$1,630	11 years	17 years
\$500,000	\$2,717	8 years	12 years
\$1,000,000	\$5,435	6 years	8 years
\$1,500,000	\$8,152	6 years	7 years
\$2,000,000	\$10,870	5 years	6 years



Three-year tax rebate

Total taxable value increase	Estimated Annual City Taxes	Return on investment at \$10,000	Return on investment at \$20,000
\$300,000	\$1,630	10 years	16 Years
\$500,000	\$2,717	7 years	11 years
\$1,000,000	\$5,435	5 years	7 years
\$1,500,000	\$8,152	5 years	6 years
\$2,000,000	\$10,870	4 years	5 years



Key Changes for Consideration

Align to “taxable value increase” as the unit of measurement and look at the total value

Keep it simple with a standardized number of years and a standardized cash grant

Consider limiting the number of applications per fiscal year

Questions



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