



CITY OF
FARMERS BRANCH
TEXAS

Demolition/Rebuild Program

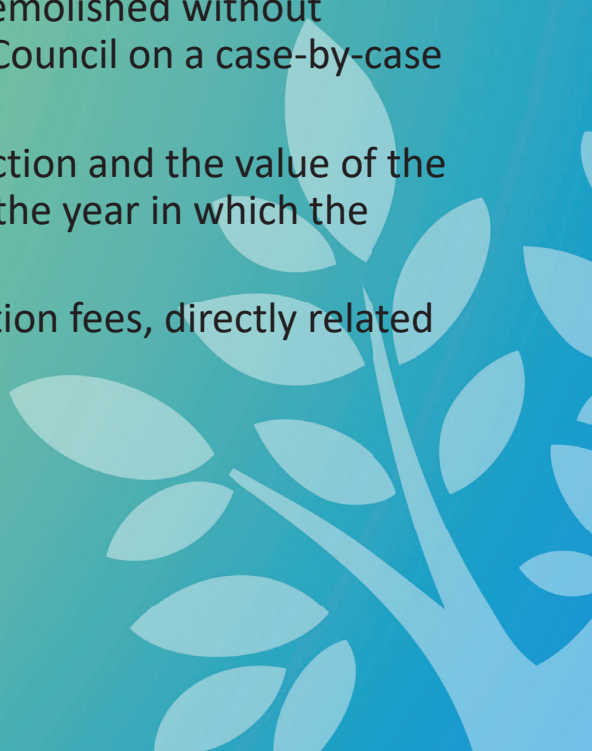
CITY COUNCIL MEETING | JANUARY 21, 2025



- Approved by Council 2009
- Resolution 2009-018 amended by 2009-034 adding builders and developers
- Cash and tax rebate incentive to demolish old home and build new home
- Up to \$30,000 and/or 7 years of City Property Tax Rebate



City of Carrollton

- Program provides incentives to any homeowner or homebuilder who demolishes an existing single-family home in an Empowerment Zone and rebuilds a new home on the same lot within 24 months.
 - The applicant will be reimbursed up to 100% of the cost of demolition of the existing structure as determined by the City Council on a case-by-case basis.
 - For new construction cost (excluding land value), the incentive will be a single payment equal to a 100% abatement of municipal ad valorem property taxes times 10.
 - A higher reconstruction incentive may be applied on a lot where a house was demolished without participation in the Property Demolition Grant Program, as determined by City Council on a case-by-case basis.
 - New construction value is the difference between the value of the new construction and the value of the existing house, as such existing value is determined by the appraisal district for the year in which the incentive agreement is approved by the City Council.
 - All construction permit fees required by the City of Carrollton, including demolition fees, directly related to the demolition and rebuild will be waived.
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City of Tyler

- Only one (1) program is to only demolition the house and the city pays 100% of the costs.



Options to discuss:

- **Target areas as other cities do; Carrollton**
 - City Staff needs guidance such as Dallas County assessed values up to certain amount, median household income and/or age of housing structure.
- **Limit Demo/Rebuild to cash grant only**
- **Limit Demo/Rebuild to property tax incentive up to x of years or x amount**
- **Remove program all together**



Questions and Direction

