



## INCENTIVE DISTRICTS & AREAS DISTRICTS

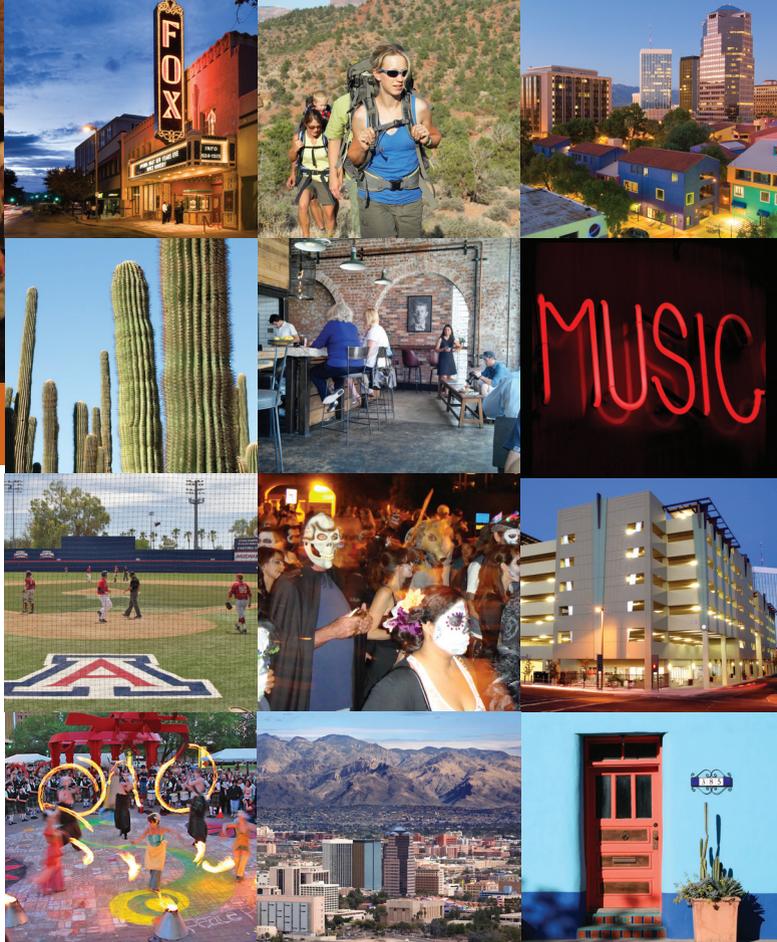
### 21 Main Gate Overlay District

A zoning overlay in the “main gate” area adjacent to the University of Arizona promotes transit-oriented design and adaptive reuse of historic properties. Some of these overlay allowances include greater heights, reduced setbacks, and flexible options for re-use and restoration of historical properties. See map: [tucsonaz.gov/tmg.pdf](http://tucsonaz.gov/tmg.pdf)

*\* Available for projects that create significant and quantifiable economic benefit for the City of Tucson. A third-party economic impact analysis will ultimately determine eligibility. Interested candidates may contact the Economic Initiatives Office for a consultation.*

Visit the Interactive Zoning Map Tool  
[maps.tucsonaz.gov/zoombiz](http://maps.tucsonaz.gov/zoombiz)

Revised 10/2013



## CONTACT ECONOMIC INITIATIVES

Economic Initiatives Office  
 255 W. Alameda  
 Tucson, Arizona 85701  
 (520) 837-4078  
[econdev@tucsonaz.gov](mailto:econdev@tucsonaz.gov)



# BUSINESS INCENTIVES & ASSISTANCE

Welcome to the City of Tucson!



Whether you are a small business, commercial developer or entrepreneur, we are here to help you locate or expand your business in Tucson.

Contact the Economic Initiatives Office to get started.

## FINANCIAL INCENTIVES

### 1 Government Property Lease Excise Tax (GPLET) \*

The GPLET can provide up to eight (8) years of property tax abatement. This incentive is available for projects located in the Central Business District that result in a property value increase of at least 100%. The amount abated cannot exceed the economic benefit created by the project. To become “government property” the City will take ownership of the property for the duration that the owner wishes to be relieved of tax obligations. Applications for this incentive are currently being accepted. See map: [tucsonaz.gov/tcbd.pdf](http://tucsonaz.gov/tcbd.pdf)

### 2 Primary Jobs Incentive\*

The Primary Jobs Incentive assists Tucson in its efforts to bring quality jobs and investment into the region. The incentive provides up to a 100% credit of City of Tucson construction sales tax to qualifying expenses such as job-training, the project’s public infrastructure improvements and/or offsets to impact fees. The City will also waive building permit fees. Eligible projects must: a) invest a minimum of \$5 million in facilities or equipment, b) create 25 jobs that pay at least \$52,400, and c) cover at least 75% of employee health insurance premiums.

### 3 Site Specific Sales Tax Incentive\*

For retail projects that would not otherwise locate in the city of Tucson, the City can apply project-generated tax revenues to qualifying public expenses such as job training or public infrastructure improvements. Projects must create significant and quantifiable economic benefits to be considered. The amount of sales tax revenue applied cannot exceed the economic benefit created by the project.



## LOAN PROGRAMS

### 4 Tucson Community Development Loan Fund

The City of Tucson has a \$20 million HUD 108 loan fund that can be used as gap financing for projects that create jobs for low and moderate income persons, eliminate blight or meet urgent community needs. Tucson Community Development loans carry highly competitive interest rates with fixed terms up to 20 years. Eligible activities include real property acquisition, rehabilitation of real property, relocation, clearance and demolition, site preparation, public facilities improvements, issuance costs, capitalized interest and reserves.

### 5 Tucson Industrial Development Authority (TIDA) Bonds and Loans

The TIDA may provide financing of projects whenever appropriate and where traditional sources of funding may not be available. Projects must serve a public purpose and meet eligibility requirements of the TIDA. The TIDA places an emphasis on new and expanding businesses where sources of traditional capital are not available.



## BUSINESS ASSISTANCE PROGRAMS

### 6 Small Business Assistance Line - (520) 837-4100

This service has been created to assist new and existing members of Tucson's small business community to navigate the City's departments to complete their entrepreneurial ventures successfully. Economic Initiatives staff will also connect callers with the necessary business resources available at the Federal, State and local levels.

### 7 Green Business Certification Program

The City of Tucson can help businesses operate more sustainably and save money on utility bills. The program provides businesses in Tucson with technical expertise for reducing resource consumption in the areas of energy/transportation, water use, waste production and pollution prevention/purchasing. Businesses can then use this information to reduce resource consumption. Businesses that complete the program receive certification that can be used in their marketing programs.

### 8 Historic Preservation Tax Credits

There are 566 designated historic buildings in commercially-zoned areas in the city of Tucson and another 1,040 buildings that are potentially eligible for historic designation. Approved rehabilitations of these properties are eligible for significant federal and state tax credits. See map: <http://maps.tucsonaz.gov/HistProp/>

### 9 Small Business Enterprise Program (SBE)

The SBE program offers opportunities to small businesses in Tucson interested in submitting bids for contracts administered by the Procurement Department. Benefits include bid preferences and subcontracting goals for construction, goods, services, and materials. SBE applicants may represent any and all ethnic and gender groups.



## DEVELOPMENT SERVICES PROGRAMS

### 10 Manager-Mayor Action Team

The Manager-Mayor Action Team ensures that significant projects are provided the resources needed to move the project as swiftly as possible to completion. The Team will be assigned to the project to help coordinate and manage development processes.

### 11 Certificate of Occupancy (C of O) Relief

A new C of O is not required for a new tenant of an existing building unless the occupancy classification changes for any portion of the building. This policy significantly facilitates development by reducing permit fees and enabling a new tenant to use existing site and/or floor plans.

### 12 Planned Area Development (PAD) Streamlining

Streamlined rezoning process to create PAD's less than 40 acres within the Greater Infill Incentive and the Downtown Core Subdistricts. No pre-approval by the Mayor and Council is required. Rezoning requests go directly to the Zoning Examiner and then to Mayor and Council for final consideration.

### 13 Cross-Trained Inspectors

The City has cross-trained building Inspectors. One inspector inspects all areas, including structural, electrical, plumbing, and HVAC. Combination inspections allow for a smoother, more efficient inspection process, saving businesses time and money.

### 14 Development Package Review (DPR)

The DPR provides simultaneous reviews for Site Development and Grading Plan. Applicants use a development package menu to select the types of reviews needed and the review agencies required. The DPR process greatly reduces review time and increases consistency.

### 15 Impact Fee Deferral

Impact fees for roads, parks and public facilities may be deferred until the C of O is received in exchange for a contribution to the City's Housing Trust Fund.



## INCENTIVE DISTRICTS & AREAS DISTRICTS

### 16 Downtown Financial Incentive District

A \$10,000 building permit fee waiver per project and a construction sales tax credit for public right-of-way improvements are available for developments in this district. This district has recently been expanded. See map: [tucsonaz.gov/tdc.pdf](http://tucsonaz.gov/tdc.pdf)

### 17 Infill Incentive District - Greater Infill Subdistrict

Flexible development options that relieve property owners from certain parking, loading, landscaping, and dimensional requirements. Transit and pedestrian oriented developments are eligible for height increases up to sixty feet in more restrictive zones. Developers will also benefit from streamlined Planned Area Development rezoning process. See map: [tucsonaz.gov/iid\\_greater.pdf](http://tucsonaz.gov/iid_greater.pdf)

### 18 Infill Incentive District - Downtown Core Subdistrict

In addition to the options listed within the Greater Infill Incentive Subdistrict, developments in the Downtown Core Subdistrict may receive up to 100% reduction in parking requirements as well as loading, setback and landscaping reductions. See map: [tucsonaz.gov/iid\\_core.pdf](http://tucsonaz.gov/iid_core.pdf)

### 19 EPA Brownfields Project Area

Developments within the EPA Brownfields Project Area can receive City grants to fund Phase I and II Environmental Site Assessments. Phase I assessments can cost up to \$3500 and Phase II assessments can cost up to \$20,000. See map: [tucsonaz.gov/tepabpa.pdf](http://tucsonaz.gov/tepabpa.pdf)

### 20 Central Impact Fee Benefit District

Road impact fees are reduced by 23% for any developments within the Central Impact Fee Benefit District. Reductions are applied at time of assessment. See map: [tucsonaz.gov/tcif.pdf](http://tucsonaz.gov/tcif.pdf)

