

## RESIDENTIAL ELIGIBILITY CHART

| <b>NEW CONSTRUCTION<br/>SINGLE FAMILY</b>   | <b>NEW CONSTRUCTION<br/>MULTI-FAMILY</b>   |
|---|--|
| OWNER OCCUPIED<br>100% @ 3 YEARS<br>100% REIMBURSEMENT OF ALL CITY LEVIED<br>PROPERTY TAX   | OWNER OCCUPIED (PARTIAL)<br>100% @ 2 YEARS<br>100% REIMBURSEMENT OF ALL CITY LEVIED<br>PROPERTY TAX  |
| RENTAL UNIT<br>100% @ 2 YEARS<br>100% REIMBURSEMENT OF ALL CITY LEVIED<br>PROPERTY TAX RESULTING FROM AN INCREASE<br>IN THE TOTAL VALUATION CAUSED BY NEW<br>CONSTRUCTION | RENTAL UNIT<br>100% @ 2 YEARS<br>100% REIMBURSEMENT OF ALL CITY LEVIED<br>PROPERTY TAX RESULTING FROM AN INCREASE IN<br>THE TOTAL VALUATION CAUSED BY NEW<br>CONSTRUCTION  |
| ZONING AND CHARACTER OF THE<br>NEIGHBORHOOD COMPATIBILITY TEST  | ZONING AND CHARACTER OF THE<br>NEIGHBORHOOD COMPATIBILITY TEST   |
| <b>RENOVATION<br/>SINGLE FAMILY</b>   | <b>RENOVATION<br/>MULTI-FAMILY</b>   |
| OWNER OCCUPIED<br>100% @ 3 YEARS<br>100% REIMBURSEMENT OF ALL CITY LEVIED<br>PROPERTY TAX RESULTING FROM AN INCREASE<br>IN TOTAL VALUATION CAUSED BY RENOVATIONS          | OWNER OCCUPIED (PARTIAL)<br>100% @ 2 YEARS<br>100% REIMBURSEMENT OF ALL CITY LEVIED<br>PROPERTY TAX RESULTING FROM AN INCREASE IN<br>TOTAL VALUATION CAUSED BY RENOVATIONS |
| RENTAL UNIT<br>50% @ 2 YEARS<br>50% REIMBURSEMENT OF ALL CITY LEVIED<br>PROPERTY TAX RESULTING FROM AN INCREASE<br>IN THE TOTAL VALUATION CAUSED BY<br>RENOVATIONS        | RENTAL UNIT<br>50% @ 2 YEARS<br>50% REIMBURSEMENT OF ALL CITY LEVIED<br>PROPERTY TAX RESULTING FROM AN INCREASE IN<br>THE TOTAL VALUATION CAUSED BY<br>RENOVATIONS         |
| ZONING AND CHARACTER OF THE<br>NEIGHBORHOOD COMPATIBILITY TEST  | ZONING AND CHARACTER OF THE<br>NEIGHBORHOOD COMPATIBILITY TEST   |

# RESIDENTIAL ELIGIBILITY CHART

## MINIMUM INVESTMENT TABLE

| <b>NEW CONSTRUCTION<br/>ALL</b>   | <b>RENOVATION/ADDITON<br/>ALL OWNER OCCUPIED</b> | <b>RENOVATION/ADDITION<br/>ALL RENTAL UNITS</b>  |
|---|--|--|
| COUNTY APPRAISED VALUE<br>MUST BE EQUAL TO OR<br>GREATER THAN \$60,000<br>AFTER CONSTRUCTION IS<br>COMPLETE | PRE-RENOVATION COUNTY<br>APPRAISED VALUE         | PRE-RENOVATION COUNTY<br>APPRAISED VALUE         |
|   | \$30,000-\$40,000<br>MINIMUM INVESTMENT \$4,500  | \$30,000-\$40,000<br>MINIMUM INVESTMENT \$6,000  |
|   | \$40,001-\$50,000<br>MINIMUM INVESTMENT \$6,000  | \$40,001-\$50,000<br>MINIMUM INVESTMENT \$8,000  |
|   | \$50,001-\$60,000<br>MINIMUM INVESTMENT \$6,500  | \$50,001-\$60,000<br>MINIMUM INVESTMENT \$10,000 |
|   | \$60,001-\$70,000<br>MINIMUM INVESTMENT \$7,000  | \$60,001-\$70,000<br>MINIMUM INVESTMENT \$10,500 |
|   | \$70,001-\$80,000<br>MINIMUM INVESTMENT \$8,400  | \$70,001-\$80,000<br>MINIMUM INVESTMENT \$12,500 |
|   | \$80,001-\$90,000<br>MINIMUM INVESTMENT \$9,500  | \$80,001-\$90,000<br>MINIMUM INVESTMENT \$14,000 |
|   | \$90,001+<br>MINIMUM INVESTMENT \$10,000         | \$90,001+<br>MINIMUM INVESTMENT \$15,000         |



## COMMERCIAL/RESIDENTIAL TAX INCENTIVE PROGRAM

### Residential Tax Incentive Program Mission Statement & Guidelines

**Program Goal: Stimulate community revitalization, retain city residents, attract new homeowners to the City of Pleasanton, and reduce development costs for homeownership and rental projects.**

The program is designed to encourage the construction, purchase, and renovation of new and existing homes within the City of Pleasanton.

The reimbursement of property tax pertains **ONLY** to the portion of the tax bill levied by the City of Pleasanton.

Property tax reimbursement is available for any increase in valuation that results from improvements to the property caused by new construction and renovation. Improvements made to an approved property, or the construction of an approved property may qualify for the tax reimbursement.

Initially, the property must pay 100% of the billed property tax including the increase created by the project improvements. All applicable reimbursement from the City of Pleasanton will be paid within 90 days of receiving proof of property tax payment, the county tax assessment, and the prior years' property tax statement (if applicable)

Single-family and multi-family homes (as defined by the City of Pleasanton Zoning Regulations) within the city limits of Pleasanton are eligible for the Residential Tax Incentive (RTI) Program.

### Commercial Tax Incentive Program Mission Statement & Guidelines

**Program Goal: Stimulate commercial development, retain existing city businesses, attract new businesses to the City of Pleasanton, and reduce development costs for commercial development.**

The program is designed to encourage commercial development in the City of Pleasanton.

The reimbursement of property tax pertains **ONLY** to the portion of the tax bill levied by the City of Pleasanton.

Property tax reimbursement is available for any increase in valuation that results from improvements to the property caused by new construction and renovation. Improvements made to an approved property, or the construction of an approved property may qualify for the tax reimbursement.

Initially, the property must pay 100% of the billed property tax including the increase created by the project improvements. All applicable reimbursement from the City of Pleasanton will be paid within 90 days of receiving proof of property tax payment, the county tax assessment, and the prior years' property tax statement (if applicable)

Green-field, Brownfield, and renovation type commercial development within the city limits of Pleasanton are eligible for the Commercial Tax Incentive (CTI) Program.

## COMMERCIAL ELIGIBILITY CHART

**GREEN-FIELD:** An undeveloped site, especially one being evaluated and considered for commercial development

**BROWN-FIELD:** A site for potential building development having had previous development on it

| NEW CONSTRUCTION-GREEN-FIELD<br>OWNER OCCUPIED<br>NEW/EXISTING BUSINESS  | NEW CONSTRUCTION-GREEN-FIELD<br>LEASED BUILDING<br>NEW/EXISTING BUSINESS   |
|--|--|
| 100% @ 3 YEARS<br>100% REIMBURSEMENT OF ALL CITY LEVIED<br>PROPERTY TAX  | 100% @ 2 YEARS<br>100% REIMBURSEMENT OF ALL CITY LEVIED<br>PROPERTY TAX  |
| ZONING & LICENSING REQUIREMENTS<br>NON-COMPETE CLAUSE  | ZONING & LICENSING REQUIREMENTS<br>NON-COMPETE CLAUSE  |
| NEW CONSTRUCTION-BROWN-FIELD<br>OWNER OCCUPIED<br>NEW/EXISTING BUSINESS  | NEW CONSTRUCTION-BROWN-FIELD<br>LEASED BUILDING<br>NEW/EXISTING BUSINESS   |
| 100% @ 3 YEARS<br>100% REIMBURSEMENT OF ALL CITY LEVIED<br>PROPERTY TAX RESULTING FROM AN INCREASE<br>IN TOTAL VALUATION (CAUSED BY NEW<br>CONSTRUCTION) ABOVE THE PROPERTY'S<br>PREVIOUS VALUATION    | 100% @ 2 YEARS<br>100% REIMBURSEMENT OF ALL CITY LEVIED<br>PROPERTY TAX RESULTING FROM AN INCREASE IN<br>TOTAL VALUATION (CAUSED BY NEW<br>CONSTRUCTION) ABOVE THE PROPERTY'S<br>PREVIOUS VALUATION    |
| ZONING & LICENSING REQUIREMENTS<br>NON-COMPETE CLAUSE  | ZONING & LICENSING REQUIREMENTS<br>NON-COMPETE CLAUSE  |
| RENOVATION/ADDITON<br>OWNER OCCUPIED<br>NEW/EXISTING BUSINESS  | RENOVATION/ADDITON<br>LEASED BUILDING<br>NEW/EXISTING BUSINESS   |
| 100% @ 3 YEARS<br>100% REIMBURSEMENT OF ALL CITY LEVIED<br>PROPERTY TAX RESULTING FROM AN INCREASE<br>IN TOTAL VALUATION (CAUSED BY<br>RENOVATION/ADDITION) ABOVE THE<br>PROPERTY'S PREVIOUS VALUATION | 100% @ 2 YEARS<br>100% REIMBURSEMENT OF ALL CITY LEVIED<br>PROPERTY TAX RESULTING FROM AN INCREASE IN<br>TOTAL VALUATION (CAUSED BY<br>RENOVATION/ADDITION) ABOVE THE PROPERTY'S<br>PREVIOUS VALUATION |
| ZONING & LICENSING REQUIREMENTS<br>NON-COMPETE CLAUSE  | ZONING & LICENSING REQUIREMENTS<br>NON-COMPETE CLAUSE  |

**COMMERCIAL  
NEW CONSTRUCTION/RENOVATION/ADDITION REIMBURSEMENT  
MINIMUM INVESTMENT TABLE**

| <b>NEW CONSTRUCTION<br/>ALL</b>   | <b>RENOVATION/ADDITON<br/>ALL OWNER OCCUPIED</b>  | <b>RENOVATION/ADDITION<br/>ALL RENTAL UNITS</b>   |
|---|---|---|
| COUNTY APPRAISED VALUE<br>MUST BE EQUAL TO OR<br>GREATER THAN \$75,000<br>AFTER CONSTRUCTION IS<br>COMPLETE | PRE-RENOVATION<br>COUNTY APPRAISED VALUE          | PRE-RENOVATION<br>COUNTY APPRAISED VALUE          |
|   | \$40,000-\$50,000<br>MINIMUM INVESTMENT \$7,000   | \$40,000-\$50,000<br>MINIMUM INVESTMENT \$9,000   |
|   | \$50,001-\$60,000<br>MINIMUM INVESTMENT \$8,000   | \$50,001-\$60,000<br>MINIMUM INVESTMENT \$10,000  |
|   | \$60,001-\$70,000<br>MINIMUM INVESTMENT \$9,000   | \$60,001-\$70,000<br>MINIMUM INVESTMENT \$11,000  |
|   | \$70,001-\$80,000<br>MINIMUM INVESTMENT \$10,000  | \$70,001-\$80,000<br>MINIMUM INVESTMENT \$12,000  |
|   | \$80,001-\$90,000<br>MINIMUM INVESTMENT \$11,000  | \$80,001-\$90,000<br>MINIMUM INVESTMENT \$13,000  |
|   | \$90,001-\$100,000<br>MINIMUM INVESTMENT \$12,000 | \$90,001-\$100,000<br>MINIMUM INVESTMENT \$14,000 |
|   | \$100,001+<br>MINIMUM INVESTMENT \$13,000         | \$100,001+<br>MINIMUM INVESTMENT \$15,000         |