

**This Resolution shall hereby be entitled the  
Brandon Central Business District  
"Central Business District"  
and shall hereafter be referred to and known under such title.**

**1.1. Purpose.**

There is hereby established a tax abatement and permit fee waiver program within those areas of the City of Brandon designated as by the Mayor and Board of Aldermen as the Central Business District for the promotion of business, commerce, or industry, the application of which shall be pursuant to the requirements of this article.

**1.2. Delineation of District.**

For the purposed of this resolution, the Central Business District shall be composed of any land zoned ORC, RC, CC, and NC zones under the terms of the City of Brandon Zoning Ordinance located in the delineated districts as defined herein.

**1.2.1 Zones**

The Central Business District will be made up of two zones. The zones, which are delineated utilizing Rankin County parcel data, will be known as the Downtown Zone and the Central Brandon Zone.

**1.3. General Provisions.**

The Mayor and Aldermen of the City of Brandon, Mississippi, may, in their discretion, exempt from any or all municipal ad valorem taxes, excluding ad valorem taxes for Rankin County or Rankin County School District purposes, for a period of up to seven (7) years pursuant to Section 17-21-5(1) of the Mississippi Code, any new renovations of and improvements to, existing structures lying within the area designated by Mayor and Board of Aldermen of the City of Brandon as the Central Business District but only in the event that such structures shall have been renovated or improved pursuant to the requirements set forth in this article.

**1.3.1 General Note**

The tax exemption does not apply to personal property ad valorem taxes and only applies to new renovations in the zones as defined herein.

**1.4. Application procedures.**

Any person, firm or corporation seeking tax abatement under the provisions of this article shall be required to submit a written application for tax abatement on forms provided for such purpose.

The Board of Alderman will only approve building elevations and any other related construction documents in accordance with policies outlined by the Architectural and Site Plan Review Committees.

**1.5. Formula for determination of permit waivers.**

The term "permit waiver" is considered the cost of obtaining a building permit and charges for inspection by the city of Brandon. A permit waiver is based on the total construction cost as produced by a certified contractor and calculated by the Department of Community Development. The minimum investment to receive a permit fee waiver is \$10,000 in total construction value.

**1.5.1 Permit Waiver Structure**

1.5.1.1 \$10,000 to \$25,000 shall receive a 50% (Fifty Percent) reduction in the cost of permit fees.

1.5.1.2 \$25,001 to \$75,000 shall receive a 75% (Seventy-Five Percent) reduction in the cost of permit fees.

1.5.1.3 \$75,001 or greater shall receive a 100% (One Hundred Percent) reduction in the cost of permit fees.

**1.6. Formula for determination of tax abatement.**

The term "tax abatement" is considered the ad valorem taxes as calculated by the Rankin County Tax Assessors Office. An ad valorem tax waiver is based on the total construction cost as produced by a certified contractor along with building/construction plans and calculated by the Department of Community Development. The minimum investment to receive ad valorem tax abatement is \$50,000 in total construction value.

1. 1.6.1 **Ad Valorem Abatement Structure**

1.6.1.1 \$50,001 to \$100,000 shall receive a 1 (one) year abatement in ad valorem taxes collected by the city of Brandon.

1.6.1.2 \$100,001 to \$175,000 shall receive a 2 (two) year abatement in ad valorem taxes collected by the city of Brandon.

1.6.1.3 \$175,001 to \$250,000 shall receive a 3 (three) year abatement in ad valorem taxes collected by the city of Brandon.

1.6.1.4 \$250,001 to \$750,000 shall receive a 4 (four) year abatement in ad valorem taxes collected by the city of Brandon.

1.6.1.4.1 A 4 (four) year abatement requires that the end use have at least 50 (Fifty) percent of the heated and cooled square footage be used for retail trade.

1.6.1.5 \$750,001 and greater amount shall receive a 5 (five) year abatement in ad valorem taxes collected by the city of Brandon.

1.6.1.5.1 A 5 (five) year abatement requires that the end use have at least 50 (Fifty) percent of the heated and cooled square footage be used for retail trade.

**1.7. Conditional Approval of Tax Abatement.**

The disposition of such application shall be expressed in the form of a resolution by the Mayor and Board Aldermen of the City of Brandon, Mississippi, to grant or deny conditional approval of a tax abatement from any or all municipal ad valorem taxes, excluding ad valorem taxes for Rankin County or Rankin County School District purposes, for a specific period, not to exceed 5 (five) years, new renovations of and improvements to existing structures, contingent upon such work being performed in compliance with the building permit and all other city codes and ordinances.

**1.8. Final approval of tax abatement; finding.**

1.8.1. The building official shall monitor the project for compliance with the terms of the approval and all other appropriate city codes and articles. Upon final inspection of the project, and if the project is in compliance with such terms and other codes and articles of the city, the building official shall so notify the city clerk and the necessary departments. The applicant shall then forward to the Rankin County Tax Assessor detailed information as the tax assessor may require in order for the tax assessor to determine the increase in appraised (true) value of the structure as a result of the renovations of, and improvements to, structures,,performed under the application for tax abatement. The information must be submitted to the tax assessor on or before June 1 of the year following the calendar year of completion of the project.

- 1.8.2. The applicant shall also furnish to the City Clerk for verification purposes, documentation demonstrating a level investment in the project equal to or exceeding the investment stated in the tax abatement application.
- 1.8.3. At such time as the Rankin County Tax Assessor makes final determination of the increase in appraised (true) value as a result of the renovation of or improvement to the structures, or new construction performed under the application for tax abatement, the applicant shall present proof of such determination in a form acceptable to the city.
- 1.8.4. Final approval of tax abatement shall be expressed in the form of a resolution by the mayor and aldermen of the City of Brandon, in their discretion, to exempt from any or all municipal ad valorem taxes, excluding ad valorem taxes for Rankin County or Rankin County School District purposes, for a specific period, not to exceed five (5) years, such new renovation of and improvement to existing structures, in compliance with the certificate of appropriateness and all other appropriate city codes and ordinances for the purpose of the promotion of business, commerce or industry if the property is located in the Central Business District.

**1.9. Limitations**

- 1.9.1. The provisions of this chapter are limited to new permits and applications. Construction permits that have previously been applied for prior to passage of this resolution are not eligible.
- 1.9.2. Applications for approval will be accepted until December 30, 2018.