

## STATE OF TEXAS

### LEON COUNTY

## 2026 TAX ABATEMENT GUIDELINES AND CRITERIA

Pursuant to Chapter 312 of the Texas Tax Code, Leon County may consider an application for tax abatement, designate a reinvestment zone, and enter into a tax abatement agreement in accordance with these Guidelines and Criteria. It is the express intent of the Leon County Commissioners' Court to promote economic development and further investment in our County, but not at the expense of the County's natural resources or services provided to the general public. No application submitted under the following schedule which may have substantially adverse effects on natural resources in the County, or on County infrastructure (including roads and bridges), will be approved, unless the applicant can demonstrate just cause for such an exception and/or provide for the satisfactory mitigation of such impacts.

In order to be eligible for designation as a Reinvestment Zone and receive a Tax Abatement, and unless otherwise approved by the County, the planned improvement:

1. must be an Eligible Facility (as defined below);
2. must add at least Five Hundred Thousand Dollars (\$500,000.00) to the tax roll of eligible property;
3. must be reasonably expected to have an increase in positive net economic benefit to the County of at least One Million Dollars (\$1,000,000) over the life of the Agreement, computed to include (but not be limited to) new sustaining payroll, contract service opportunities, and/or capital improvement(s); and
4. must not be expected to solely or primarily have the effect of transferring employment from one part of Leon County to another part of that county; and
5. must exercise reasonable mitigation efforts to minimize the impacts on adjacent properties and Leon County's natural resources; and
6. must comply with all applicable federal, state, and local regulations; and
7. must not result in increased cost of services to Leon County Residents.

In addition to the criteria set forth above, the County reserves the right to negotiate a Tax Abatement Agreement (as defined below) in order to compete favorably with other communities.

Only that increase in the fair market value of the property that is a direct result of the development, redevelopment, or improvement specified in a Tax Abatement Agreement will be eligible for Abatement and then only to the extent that such increase exceeds any

reduction in the fair market value of the other property of the applicant located within the jurisdiction creating the reinvestment zone.

All Tax Abatement Agreements will remain in effect no longer than allowed by law.

It is the goal of the County to grant Tax Abatements on the same terms and conditions as the other taxing units having jurisdiction of the property. However, nothing herein shall limit the discretion of the County to consider, adopt, modify, or decline any Tax Abatement request.

This policy is effective as of the date of adoption and shall at all times be kept current with regard to the needs of the County and reflective of the official views of the County, and shall be reviewed every two (2) years.

The adoption of these guidelines and criteria by the Commissioners Court does not:

1. limit the discretion of the governing body to decide whether to enter into a specific Tax Abatement Agreement;
2. limit the discretion of the governing body to delegate to its employees the authority to determine whether or not the governing body should consider a particular application or request for Tax Abatement; or
3. create any property, contract, or other legal right in any person to have the governing body consider or grant a specific application or request for Tax Abatement.

## SECTION 1. DEFINITIONS

A. Abatement" or "Tax Abatement" means the full or partial exemption from ad valorem taxes of certain property in a reinvestment zone designated for economic development purposes.

B. "Agreement" or "Tax Abatement Agreement" means a contractual Agreement between a property owner and/or lessee and the County.

C. "Application Package" means the Application and all required supporting documentation

D. "Base Year Value" means the assessed value on the eligible property as of January 1 preceding the execution of the Agreement.

E. "Deferred Maintenance" means improvements necessary for continued operation which do not improve productivity or alter the process technology.

F. "Decommissioning Bond" or "Restoration Bond" means a surety provided to the County from a AAA rated Surety Company in the amount as determined by the County to restore the properties to their original condition and/or to compensate the County for any delinquent PILOT payment(s).

G. "Eligible Facilities" means new, expanded, or modernized buildings and structures, including fixed machinery and equipment, which is reasonably likely as a result of granting the Abatement to contribute to the retention or expansion of primary employment or to attract major investment in the reinvestment zone that would be a benefit to the property and that would contribute to the economic development of the County, but does not include facilities which are intended to be primarily to provide goods or services to residents for existing businesses located in the County such as, but not limited to, restaurants and retail sales establishments. Eligible facilities may include, but shall not be limited to:

- aquaculture/agriculture facilities
- distribution center facilities
- manufacturing facilities
- office buildings
- other basic industrial facilities
- regional entertainment/tourism facilities
- research service facilities
- regional service facilities
- historic buildings in a designated area
- computer/data center
- wind, solar, battery storage, or other renewable energy facilities

H. "Expansion" means the addition of building structures, machinery, equipment, payroll for purposes of increasing production capacity.

I. "Facility" means property improvement(s) completed or in the process of construction which together comprise an interregional whole.

J. "Modernization" means a complete or partial demolition of facilities and the complete or partial reconstruction or installation of a facility of similar or expanded production capacity. Modernization may result from the construction, alteration, or installation of buildings, structures, machinery, or equipment.

K. "New Facility" means a property previously undeveloped which is placed into service by means other than or in conjunction with Expansion or Modernization.

L. "Productive Life" means the number of years property improvement(s) is/are expected to be in service in a facility.

## SECTION II. ABATEMENT AUTHORIZED

A. Eligible Facilities. Upon application, Eligible Facilities shall be considered for Tax Abatement as hereinafter provided.

B. Creation of New Values. Abatement may only be granted for the additional value of eligible property improvement(s) made subsequent to and specified in a Tax Abatement Agreement between the County and the property owner or lessee, subject to such limitations as the County may require.

C. New and Existing Facilities. Abatement may be granted for the additional value of eligible property improvement(s) made subsequent to and specified in a Tax Abatement Agreement between the County and the property owner or lessee, subject to such limitations as the County may require.

D. Eligible Property. Abatement may be extended to the value of new, expanded, or modernized buildings, structures, fixed machinery and equipment, site improvements, and related fixed improvements necessary to the operation and administration of the facility, and all other real and tangible personal property permitted by Chapter 312 of the Texas Tax Code.

E. Ineligible Property. The following types of property shall be fully taxable and ineligible for Tax Abatement: land; animals; inventories, supplies; tools; furnishings; vehicles; vessels; aircraft; Deferred Maintenance investments; housing and property to be rented or leased, except as provided in Section II(F); property owned or used by the State of Texas.

F. Owned/Leased Facilities. If taxes are abated on a leased facility, the Agreement shall be executed with the lessor and the lessee. If the land is leased, but the facility constructed or installed thereon is owned by the lessee, the lessee shall execute the Agreement.

G. Economic Qualifications. In order to be eligible for designation as a reinvestment zone and receive Tax Abatement, the planned improvement:

- (1) must be an Eligible Facility;
- (2) must add at least Five Hundred Thousand Dollars (\$500,000.00) to the tax roll of eligible property;
- (3) Economic benefit to the County of at least One Million Dollars (\$1,000,000.00) over the life of the Agreement, computed to include (but not be limited to) new sustaining payroll and/or capital improvement. The creation of new jobs will also factor into the decision to grant an Abatement; and
- (4) must not be expected to solely or primarily have the effect of transferring employment from one part of Leon County to another part of that county.

H. Standards for Tax Abatement. The following factors, among others, will be considered in determining whether to grant Tax Abatement:

- (1) value of existing improvements, if any;
- (2) type and value of proposed improvements;
- (3) productive life of proposed improvements;
- (4) number of existing jobs to be retained by proposed improvements;
- (5) number and type of new jobs to be created by proposed improvements;
- (6) amount of local payroll to be created;
- (7) whether the new jobs to be created will be filled by persons residing or projected to reside within the affected taxing jurisdiction;
- (8) amount by which property tax base valuation will be increased during the term of Abatement and after Abatement, which shall include a definitive commitment that such valuation shall not, in any case, be less than Five Hundred Thousand Dollars (\$500,000.00);
- (9) expenses to be incurred in providing facilities directly resulting from the new improvements;

- (10) the amount of ad valorem taxes to be paid to the County during the Abatement period considering (a) the existing values, (b) the percentage of new value abated, (c) the Abatement period, and (d) the value after expiration of the Abatement period;
- (11) the population growth within the County that occurs directly as a result of new improvements;
- (12) the types and values of public improvements, if any, to be made by Applicant seeking Abatement;
- (13) whether the proposed improvements compete with existing businesses to the detriment of the local economy;
- (14) the impact on the business opportunities of existing business;
- (15) the attraction of other new businesses to the area;
- (16) the overall compatibility with the zoning ordinances and comprehensive plan for the area;
- (17) whether the project has all necessary permits from the applicable environmental, state, and resource agencies;
- (18) Potential impacts on surround properties and the Applicant's plans to mitigate; and
- (19) Potential impacts on Leon County natural resources.

Each Eligible Facility shall be reviewed on its merits utilizing the factors provided above. After such review, Abatement may be denied entirely or may be granted to the extent deemed appropriate after full evaluation.

I. Denial of Abatement. A Tax Abatement Agreement shall not be authorized if it is determined that:

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- (1) there would be substantial adverse effect on the provision of government services or tax base;
  - (2) the applicant has insufficient financial capacity;
  - (3) applicant activities would violate applicable codes or laws; or

(4) any other reason deemed appropriate by the County.

J. Taxability. From the execution of the Abatement to the end of the Agreement period, taxes shall be payable as follows:

(1) the value of ineligible property as provided in Section II(E) shall be fully taxable;

(2) the base year value of existing eligible property as determined each year shall be fully taxable; and

(3) the additional value of new eligible property shall be fully taxable at the end of the Abatement period.

## SECTION III. APPLICATION

A. Any present or potential owner of taxable property in the County may request Tax Abatement by filing a written application with the Commissioners Court.

B. The Application Package shall consist of the completed current Application for Tax Abatement and Designation of Reinvestment Zone, along with the Leon County Tax Abatement Checklist. These documents shall include a general description of the new improvements to be undertaken; a descriptive list of the improvements for which an Abatement is requested; a list of the kind, number and location of all proposed improvements of a property; a map and property description; and a time schedule for undertaking and completing the proposed improvements. In the case of modernization, a statement of the assessed value of the facility, separately stated for real and personal property, shall be given for the tax year immediately preceding the application. The Commissioners Court may require such financial and other information as deemed appropriate for evaluating the financial capacity and other factors pertaining to the applicant to be attached to the application. The Applicant shall agree to reimburse the County for reasonable legal fees incurred by the County in processing and considering this application, any Abatement Agreement, and any requested modification or amendment. The completed application must be accompanied by the payment of a nonrefundable application fee for administrative costs associated with the processing of the Tax Abatement request. All checks in payment of the administrative fee shall be made payable to the County. The fee for Abatement requests shall be One Thousand and No/ 100 Dollars (\$1,000.00).

C. The County shall give notice as provided by the Property Tax Code, including written notice to the presiding officer of the governing body of each taxing unit in which the property to be subject to the Agreement is located, not later than seven (7) days before acting upon the application.

D. The application process described in this Section III shall be followed regardless of whether a particular reinvestment zone is created by the County or another taxing entity whose boundaries contain property within the County. No other notice or hearing shall be required except compliance with the open meetings act, unless the Commissioners Court deem them necessary in a particular case.

## SECTION IV. AGREEMENT

After approval, the Commissioners Court shall formally pass a resolution and execute an Agreement with the owner of the facility and lessee, as required, which shall:

- A. include a list of the kind, number, and location of all proposed improvements to the property;
- B. provide access to and authorize inspection of the property by the taxing unit to ensure compliance with the Agreement;
- C. limit the use of the property consistent with the taxing unit's development goals;
- D. provide for immediate recapturing property tax revenues that are lost if the owner fails to make improvements as provided by the Agreement or otherwise fails to comply with the Agreement in whole or in part;
- E. include each term that was agreed upon with the property owner, or lease, and require the property owner to annually certify compliance with the terms of the Agreement to each taxing unit; and
- F. allow the taxing unit to cancel or modify the Agreement at any time if the property owner fails to comply with the terms of the Agreement.

## SECTION V. RECAPTURE

A. In the event that the applicant or its assignee (1) allows its ad valorem taxes owed to become delinquent and fails to timely and properly follow the legal procedures for their protest and/or content; or (2) violates any of the terms and conditions of the Tax Abatement Agreement and fails to cure during the cure period, the Agreement may be terminated and all taxes previously abated by virtue of the Agreement will be recaptured and paid within thirty (30) days of the termination.

B. Should the County determine that the applicant or its assignee is in default according to the terms and conditions of its Agreement, the County shall notify the applicant in writing at the address stated in the Agreement, and if such is not cured within the cure period set forth in such notice, then the Agreement may be terminated.

C. The County may require a Decommissioning or Restoration Bond at the discretion of the Court. This Bond shall include a provision requiring the Surety to reimburse the County for any delinquent tax or PILOT payments.



## SECTION VI. ADMINISTRATION

A. The Chief Appraiser of the Leon County Appraisal District will annually determine an assessment of the real and personal property comprising the reinvestment zone. Each year, the company or individual receiving Abatement shall furnish the appraiser with such information as may be necessary for the Abatement. Once value has been established, the Chief Appraiser will notify the Commissioners Court of the amount of the assessment.

B. The County may execute a contract with any other jurisdiction(s) to inspect the facility to determine if the terms and conditions of the Tax Abatement Agreement are being met. The Tax Abatement Agreement shall stipulate that employees and/or designated representatives of the County will have access to the reinvestment zone during the term of the Abatement to inspect the facility to determine if the terms and conditions of the Agreement are being met. All inspections will be made only after giving twenty-four (24) hours prior notice and will only be conducted in such a manner as to not unreasonably interfere with the construction and/or operation of the facility. All inspections will be made with one or more representatives of the applicant present and in accordance with its safety standards.

C. Upon completion of construction, a designated representative of the County shall annually evaluate each facility receiving Abatement to ensure compliance with the Agreement and shall formally report such evaluations to the Commissioners Court.

## SECTION VII. ASSIGNMENT

The Tax Abatement Agreement may be transferred and assigned by the holder to a new owner or lessee of the same facility either upon the approval by resolution of the Commissioners Court or in accordance with the terms of an existing Tax Abatement Agreement. No assignment or transfer shall be approved if the parties to the existing Agreement, the new owner, or new lessee are liable to any jurisdiction for outstanding taxes or other obligations. Approval shall not be unreasonably delayed or withheld. Notice shall be given to the Commissioners Court at least twenty (20) days in advance of any transfer or assignment.

## SECTION VIII. SUNSET PROVISION

These Guidelines and Criteria are effective upon the date of their adoption, and shall supersede and replace any and all prior guidelines and criteria for Tax Abatement in the County. These Guidelines and Criteria shall remain in force for two (2) years, unless amended by a three-quarters (3/4) vote of the Commissioners Court, at which time all

reinvestment zones and Tax Abatement Agreements created pursuant to these provisions will be reviewed to determine whether the goals have been achieved. Based on such review, the Guidelines and Criteria will be modified, renewed or eliminated; provided, however, no modification or elimination of the Guidelines and Criteria shall affect Tax Abatement Agreements that have been previously approved until the parties thereto shall agree to amend such Agreements.

(signatures on following page)

RESOLUTION

PROVIDING THAT LEON COUNTY (the "COUNTY") ELECTS TO CONTINUE, RENEW, AND EXTEND ITS PRIOR RESOLUTION ELECTING TO PARTICIPATE IN TAX ABATEMENTS AND ADOPTING UPDATED TAX ABATEMENT GUIDELINES AND CRITERIA AS AUTHORIZED BY CHAPTER 312 OF THE TEXAS TAX CODE

WHEREAS, a Texas taxing unit may enter into tax abatement agreements authorized by Chapter 312 of the Texas Tax Code (the "Code") only if the governing body of such taxing unit has previously adopted a resolution stating that the taxing unit elects to be eligible to participate in tax abatement and establishes guidelines and criteria;

WHEREAS, the County previously adopted a resolution stating that the County elects to be eligible to participate in tax abatement, and the County desires to continue, renew, and extend such authorization for the County to participate in tax abatements; and

WHEREAS, the County previously adopted Tax Abatement Guidelines and Criteria relating to entering into tax abatements and desires to continue, renew, and extend its Tax Abatement Guidelines and Criteria for participating in tax abatements; and

WHEREAS, these Guidelines and Criteria shall remain in force for two (2) years, unless amended by three-quarters vote of the Commissioners Court.

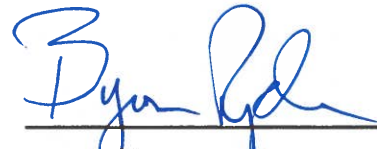
NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSIONERS' COURT OF LEON COUNTY THAT:

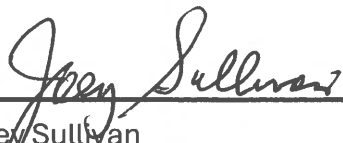
1. The County hereby elects to continue, renew, and extend its authorization to participate in tax abatements in accordance with Chapter 312 of the Code; and
2. The County hereby elects to adopt amended Tax Abatement Guidelines and Criteria dated on or about 7/27/20 for participating in tax abatements.

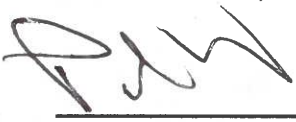
(signatures on following page)

PASSED, APPROVED AND ADOPTED on this the 27 day of July 2026

LEON COUNTY COMMISSIONERS COURT

  
Byron Ryder, County Judge

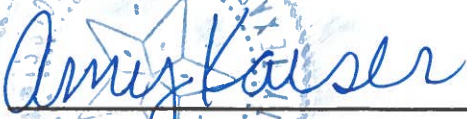
  
Joey Sullivan  
Commissioner, Precinct 1

  
Newman Paul Bing  
Commissioner, Precinct 2

  
Kyle Workman  
Commissioner, Precinct 3

  
Thomas J. Foley  
Commissioner, Precinct 4

Attest:

  
Amy Kaiser, County Clerk

Resolution Adopting Updated

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PASSED, APPROVED AND ADOPTED on this 27<sup>th</sup> day of July 2026

LEON COUNTY COMMISSIONERS COURT



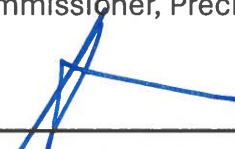
Byron Ryder, County Judge



Joey Sullivan  
Commissioner, Precinct 1p



Newman Paul Bing  
Commissioner, Precinct 2



Kyle Workman  
Commissioner, Precinct 3



Thomas J. Foley  
Commissioner, Precinct 4

Attest:



Amy Kaiser, County Clerk

