

**INFORMATION ON TAX EXEMPTIONS
FOR THE PROPERTY OWNER IN THE
SEGUIN DOWNTOWN HISTORIC DISTRICT “DHD”**

Ordinance number 05-34 calls for the exemption of City taxes for improvements over \$2,000 made to property located in the downtown historic district “DHD”.

The tax exemption does not apply to the taxation on assessed value of the structure prior to renovation or restoration, nor the value of the land.

The tax exemption can be granted for a period of up to five (5) years from the date of substantial completion of the restoration or renovation.

The exemption is available for five (5) years regardless of whether the property ownership changes.

The property owner must submit an application for property tax exemption every year. This application is titled Model form for Rule Sec. 9.415 and is available from the Guadalupe County Tax Appraisal Office.

The tax exemption is not a tax freeze. This means that while improvements to the property may be exempt, the increase in base value of the land and improvements may increase for the entire area and therefore taxes may still increase.

Each exemption will have established an effective date and an end date. The effective date will usually be for the upcoming calendar year, beginning on January 1 and ending on December 31 five years later.

Each tax exemption application is reviewed by the Main Street Advisory Board and the Seguin Economic Development Tax Abatement Review Committee documenting the completed renovation and restoration. If the Main Street Advisory Board and the Tax Abatement Review Committee approves the application then it will be forwarded to City Council for final approval. With City Council approval the increased value to the structure due to the renovation or restoration will be exempt from City taxation.

A separate tax exemption request may be submitted to Guadalupe County Commissioners with a request that the county grant an exemption, too. Contact Guadalupe County for an application.

Applicants are advised to attend the meeting(s) regarding their exemption in order to answer any questions that might arise concerning the request.

Attached is Ordinance Number 05-34 approved by City Council on July 5, 2005.

**FOR MORE INFORMATION CONTACT THE SEGUIN MAIN STREET PROGRAM
AT (830) 401-2448.**