

**FANNIN COUNTY  
PROPERTY ABATEMENT  
PROGRAM**

**REINVESTMENT ZONES  
(DESCRIBED/DEFINED)**

20 April, 2009



**FANNIN COUNTY  
PROPERTY TAX ABATMENT PROGRAM  
REINVESTMENT ZONES**

**SECTION 1: Authority**

Authority defined in Section 312.000 Texas Tax Code and Section 5 of the Fannin County Abatement Policy previously approved.

**SECTION 2: Purpose:**

The purpose of the Abatement Program is to encourage growth and establishment of industry and commercial enterprises of employers within Fannin County.

The purpose of this document is to identify and designate the boundaries and application fees in which a Property Tax Abatement may be entered into by a property owner and the governing body of Fannin County.

The Reinvestment Zone Boundaries establish the geographic location and limitations where an abatement may be considered to both afford maximum use of this program, as well as providing protection to the citizens of Fannin County in regards to quality of life, safety, and future economic growth.

**SECTION 3: Other Taxing Units (Cities, Towns & Governmental Bodies):**

The Fannin County Commissioners Court will not enter into an abatement contract with an applicant, if the property in which the abatement is sought, falls geographically within the taxing jurisdictional boundaries or Extended Territorial Jurisdiction of a city or town that imposes a property tax unless:

a. That city or town which levies a Property Tax Assessment, as a taxing unit, approves an abatement and then in writing, recommends to the County Commissioners Court an abatement be considered and potentially approved;

b. Properties falling within the Extended Territorial Jurisdiction of a city or town that levies a Property Tax Assessment, recommends to the County Commissioners Court, in writing, a Property Tax Abatement be considered and potentially approved upon proper application by the property owner to the



Commissioners Court. The intent of this limitation is to provide that city or town, as a taxing unit unable to assess the property within an ETJ, financial protection from additional costs and encumbrances to their infrastructure;

c. On or after September 1, 2001, a school district may not enter into a tax abatement agreement.

#### SECTION 4: Limitations:

The Fannin County Commissioners Court may impose a reasonable application fee for any property falling within these geographic and Reinvestment Zone guidelines which require processing of an application. This fee is limited to no more than \$1,000.00 by Section 312.000 of the Texas Tax Code.

(1) The Fannin County Commissioners Court will not process any application for abatement without a fee of \$1,000.00 submitted to the Fannin County Commissioners Court. The fee will be submitted with the applicants letter/Abatement Application for any property tax abatement filed with the Fannin County Commissioners Court.

(2) The discretion of Fannin County Commissioners Court to decide to enter into an abatement contract or any specific tax agreement with any property owner lies solely on the Fannin County Commissioners Court;

(3) The Fannin County Commissioners Court will not approve any property tax abatement contract on any property where the governing body determines approval may cause excessive or undue burdens on an entities infrastructure, the governing bodies, or the county as a whole.

(4) The Fannin County Commissioners Court will not participate in any property tax abatement contract where a property may cause, or bring to cause any potential threat to Fannin County as a whole.

Examples of this include but are not limited to:

Business endeavors that may, in the event of an accident, contaminate the water shed, or have other irreversible or costly environmental concerns;

Business endeavors that, if built within one half mile of a platted residential sub-division, may cause a violation of noise, light or litter discipline to those residential properties, or degrade the quality of life of those residential properties or owners;

Business endeavors that bring, or could bring inordinate demands on public safety – such as fire prevention or protection, water supply, or traffic control.

(5) An abatement contract for property taxation may not exceed 10 years.



(6) A taxing entity may not approve any tax abatement for a property that previously received a 10 year property tax abatement.

(7) For a property to receive any abatement for property taxation lasting greater than 10 years, the initial abatement contract must have been made prior to September 1, 2001.

**SECTION 5: Fannin County Geographic Area:**

Fannin County occupies 895 square miles of surface area surrounded by Grayson County on the West, Collin County at the South West, Hunt County to the South, Delta County on the South East, and Lamar County on the Eastern boundaries. The northern boundary of Fannin County is the State Boundary between Texas and Oklahoma. This boundary is delineated by the Red River.

Due to the Red River compact, the boundary line between Bryan County Oklahoma and Fannin County Texas is known to be as lawfully enforced as the vegetation line along the southern most bank of the Red River.

**SECTION 6: Reinvestment Zone Boundaries Described and Defined:**

Fannin County Commissioners Court, as the governing body of Fannin County, have property tax abatement authority over the assessment of any property that geographically falls within this area of identified land mass.

Due to the diverse geo-political boundaries within Fannin County also affecting other entities, the Fannin County Commissioners Court must act in consideration of those other entities desires and abilities.

Approval or disapproval of property tax abatements must be performed in respect to those individual entities needs regardless of their desire or ability as an entity to levy a property tax or to enter into a property tax abatement agreement.

Section 4, (1) of this policy describes application fees and limitations for properties within the Reinvestment Zones.

Fannin County Commissioners Court has established the following abatement Reinvestment Zone Boundaries:



## **ZONE 1**

**Any area within the geographical boundary of Fannin County, that is within the taxing jurisdiction of a city or town that does levy a property tax.**

**This includes the following cities or towns and their extended territorial jurisdiction:**

**The City of Bailey, City of Bonham, City of Dodd City, City of Ector, City of Honey Grove, City of Ladonia, City of Leonard, City of Pecan Gap, City of Savoy, City of Trenton and the Town of Windom.**

**Fannin County Commissioners Court may enter into an Abatement Contract in these areas, Fannin County Commissioners Court would not act as the LEAD entity;**



## ZONE 2

Any property or properties within the geographical boundary of Fannin County, that is:

In, or outside the taxing jurisdictional boundaries of a city, town or other governmental body that is not eligible to enter into a tax abatement agreement, and;

Is under control of another governing body and may have an infrastructure that could be impacted by an Abatement Agreement made by the Commissioners Court of Fannin County.

This includes the following geographic areas and entities:

The Town of Ravenna, Bonham Lake property under the ownership of the City of Bonham, Lake Properties under the ownership of North Texas Municipal Water District, Caddo National Grasslands under the ownership of the U.S. Forest Service, Bonham State Park under the ownership of the State of Texas, properties located in or adjacent to an airport, glide path, approach or other airspace requirement controlled by the Federal Aviation Administration, or other areas that may be defined as recreational, scenic, watersheds or similar type lands.



### ZONE 3

Any area located within the geographical boundary of Fannin County that is:

NOT located within the jurisdictional boundary of a city or town that does levy a property tax, and/or;

NOT located within one half mile (2,640 feet) of a platted residential subdivision that is filed for record in the Plat Cabinet of the Fannin County Deed Records located within the office of the Fannin County Clerk, and/or;

NOT located in close proximity to an established community, a large density of residential properties, or a public school, and/or;

Falls in any geographical area that the Commissioners Court determine not to be conducive to the specific type of business endeavor in which the abatement application is requested.

Examples of this include, but are not limited to:

The Savoy High School complex, the Sam Rayburn School complex, the Boyd Community, the Edhube Community, the Elwood Community, the Gober Community, the Ivanhoe Community, the Randolph Community, and the Telephone Community.



**SECTION 7: Application Process**

Any property owner or applicant desiring to enter into a tax abatement agreement with Fannin County that meets the general criteria for such abatement should submit an initial written letter to:

Fannin County Commissioners Court  
Fannin County Courthouse  
ATTN: Fannin County Judge  
Bonham, Texas 75418

The applicants initial letter should provide at minimum:

- The property owner's name as it appears on the Appraisal Roll;
- The owner/applicant's basic intent in regards to the property;
- A legal description of the property or properties for which an abatement is requested;
- A working address, phone number and email address of the most knowledgeable contact person familiar with the intended abatement application.
- The Application Fee of \$1,000.00 made payable to Fannin County, Texas.

Upon receipt of this letter and required fee, the County Judge will notify the County Precinct Commissioner for the Precinct for which the abatement is being requested is located;

The County Commissioner will contact the property owner/applicant requesting the potential abatement as that such Commissioner may make sure that all required processes, the appropriate deeds and any supporting documentation required to process the application thru the Commissioners Court, as well as other involved entities including the Office of the State Comptroller are in due form and properly filed.

Any additional information regarding Property Tax Abatement policies and procedures may be addressed to the County Judge, Fannin County, Texas or by calling (903) 583-7455.