



CITY OF COMMERCE, TEXAS

## WHAT IS A NEIGHBORHOOD EMPOWERMENT ZONE?

Chapter 378 of the Texas Local Government Code, effective May 1999, authorizes a municipality to create NEZ for the purpose of:

- Promoting the creation or rehabilitation of affordable housing; and
- Promoting economic development; or
- Improving the quality of social services, education, or public safety for the residents of the NEZ



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Phone: (903) 886-1100  
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## Neighborhood Empowerment Zone



[www.commercetx.org/nez](http://www.commercetx.org/nez)

## Neighborhood

Beginning October 1, 2019, the City of Commerce has adopted a Neighborhood Empowerment Zone that is south of Highway 71/Bishop Street, East of Park Street, and North of Maple Street. The eastern boundary of the NEZ

- follows Mangum Street up to Spruce Street
- Spruce Street to Clark Street
- Clark Street to Chestnut Street
- Chestnut Street to the railroad
- Along the railroad to Sycamore Street
- Follow Sycamore Street to County Road 4513
- County Road 4513 to the railroad
- Along the railroad to 4th Street
- 4th Street to Highway 71/Bishop Street



## Empowerment

### INCENTIVES



#### Reduced Development Fees

The City will waive or reduce all permit fees, tap fees, and other charges associated with development for projects in the NEZ. You will only pay the cost for services provided by contractors hired by the City for inspections or other specialized tasks.



#### Lien Forgiveness

If there are mowing or labor liens associated with your property, they can be forgiven after a qualified project is completed on the property.



#### Property Tax Reduction

For a newly constructed home, the City will not charge any City Property Taxes for up to 3 years, if owner-occupied. For rehabilitation projects, the City will refund the increase in City Property Taxes resulting from property improvements up to 3 times.

## Zone

### FREQUENTLY ASKED QUESTIONS

#### Is this a free or low cost home program?

No. Projects in the NEZ are not funded with public funds, but the program does reduce the administrative costs associated with construction.

#### Will the incentives automatically apply to my house?

No. In order to receive the NEZ incentives, you must apply **before you begin construction** on your project. Incentives can only be awarded for projects with an approved application.

### HOW TO APPLY

Apply in person at City Hall with the Community Development Staff or online at [www.commercetx.org/nez](http://www.commercetx.org/nez)

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