



Property Tax Abatements

A Long Term Reduction In Property Taxes

EHTC State and Local Tax Services

INCOME & FRANCHISE TAX

- Tax Minimization Studies
- Business Structure Reviews
- Allocation and Apportionment Planning
- Combined, Consolidated, & Unitary Planning
- Nexus Studies
- Amended State Tax Returns from IRS Audits
- Single Business Tax Training

SALES & USE TAX

- Reverse Audits
- Compliance System Review
- Direct Pay & Compliance Agreements
- Exemption Certificate Documentation
- Industrial Processing / Manufacturing Exemption
- Utility Studies
- Nexus Studies
- Sales & Use Tax Training
- Transportation Company
- Procurement Company

PROPERTY (AD VOLEM) TAX

- Real Property Tax Reviews
- Personal Property Tax Reviews

TAX AUDIT & APPEALS

- Sales & Use Tax Audit Defense & Appeals
- Income & Franchise Tax Audit Defense & Appeals
- Property Tax Audit Defense & Appeals
- State and Local Tax Litigation Support
- Merger & Acquisition Due Diligence Reviews
- Voluntary Disclosure

BUSINESS INCENTIVE SERVICES

- Business Relocation & Expansion Services
- Tax Credits, Exemptions, & Abatements
- Grants, Financing, & Infrastructure Assistance

Property Tax Abatements are available in many states for a variety of companies. Property tax abatement may be granted to specific industries engaged in specific activities. In other jurisdictions, the abatement may be offered to a company for locating business property and employing people in a specific location. The EHTC property tax professional can assist in locating and identifying potential property tax abatement opportunities. We will also assist the company in applying for the abatement and securing the tax savings from the local taxing jurisdiction.

Property tax abatements are usually offered to business and industry as an inducement or reward for investing capital in plant (real property) and equipment (personal property). Local government, in return for an investment in their community, usually offers the property tax abatements. In return, the local community obtains a tax base that had not previously existed and additional employment through expansion of the company.

Application for property tax abatement usually has to be made prior to the acquisition of property or construction. The application may have to go through several levels of approval including a public hearing. Once approved, the property tax abatement may apply to both real and personal property, may range from 25% abatement up to 100%, and may continue for up to twelve years in some states. The cumulative dollar value of the abatement over its life can become a considerable savings in property taxes for the company.

In more recent years a new type of property tax abatement has been created in specifically identified tax advantaged zones. These zones are specific geographic areas drawn by state and local governmental authorities. They are often referred to Empowerment Zones, Enterprise Zones, or Renaissance Zones. The purpose in offering the tax incentives is to lure capital investment into areas that are blighted and characterized by low property values, high unemployment and crime rates. The tax incentives may include property tax abatements, credits, reductions and freedom from other taxes including sales taxes and income taxes. The EHTC property tax professionals can assist business evaluating the benefits and cost of tax-advantaged zones.