

# Development Advantages + Incentives



Port San Antonio is within the city's Targeted Investment Area (TIA). Qualified projects can take advantage of many incentives and programs, such as fee and tax deferrals, regulatory exemptions, and workforce and business development support. Key benefits include:

- **Stormwater Cost Savings** - The Port operates under a master stormwater plan. As a result, most new development projects do not require allocation of a water detention area within their footprint, thereby reducing land, design and construction costs.
- **Development Code Exemptions** - Since the Port typically retains ownership of land and developments are conducted through a build-to-suit / long-term ground lease, developers may qualify for exemptions from certain city Unified Development Code (UDC) requirements, such as the tree canopy coverage requirement.
- **Sales Tax Elimination** - As a public entity, the Port can in certain circumstances apply its tax-exempt status to the purchase of construction materials. The elimination of sales tax could reduce total construction costs of projects by approximately 5 percent.
- **Fast and Efficient In-House Permitting** - The Port has been authorized by the City of San Antonio to issue its own development permits. Advantages include:
  - Plan submittals and reviews are conducted by an in-house official, greatly expediting approval.
  - "In-Design" plan reviews can be scheduled and at no additional charge prior to formal submission and can expedite final approval.
  - Given the Port's status as a Targeted Investment Area (TIA), certain projects could qualify for permitting fee waivers.
  - Phased permitting allows for expedited construction, enabling site preparation and other initial development activities while a facility is still in design.
  - Construction inspections for electrical, plumbing, structural, HVAC, and other trades can be consolidated into a single visit, providing substantial time savings.
- **Fast-Track Development**
  - The Port has an array of approved general contractors. They collaborate with a developer from the outset, offering pricing throughout the design process to achieve a guaranteed maximum price prior to design completion. Build-to-suit developers may review all line item costs.
  - The Port can engage a design team prior to lease finalization (an indemnity agreement is required).
  - The Port can utilize a prospect's preferred design and construction contractors.

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For a comprehensive overview see [www.portsanantonio.us/incentives](http://www.portsanantonio.us/incentives)

