

Business Incentives

Tax Incentives

The Town of North Branford, Connecticut recognizes the importance of continued economic growth in our community and has adopted the following tax abatement framework consistent with State Statutes. The Town policy is that projects must involve real property improvements for at least one of the following: (1) for office use; (2) for manufacturing use; (3) for warehouse, storage or distribution use; (4) for information technology; or (5) for redevelopment of existing retail properties that involve substantial renovations or restoration of the exterior of the building and improvements to landscaping. Other uses for which tax abatement is permitted by State Statute will not generally be eligible unless the applicant demonstrates that the project will have a special benefit to the community. Retail establishments are generally not eligible except as provided under section (5) above. The following abatement schedule will be used by the Town Council as a guideline. The Town Council must act to approve each project and its specific abatement schedule.

Abatement schedule	50%, 30%, 20%
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The value of real property improvements must be greater than \$200,000 if the project is for office use, for manufacturing use, for warehouse, storage or distribution use or for information technology, unless the applicant demonstrates that the project will have a special benefit to the community.

The value of real property improvements must be greater than \$50,000 if the project is for redevelopment of existing retail properties that involve substantial renovations or restoration of the exterior of the building and improvements to landscaping.

Additional abatements may be considered for projects involving real property improvements greater than three million dollars.

Application Procedure

The tax abatement program application should be submitted to the Town Manager for consideration for a recommendation by the Economic Development Commission to the Town Council. The application must be submitted prior to the submission of an application for a building permit for the project.

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Facade Improvement Grant

The North Branford Facade Improvement Program provides qualified owners and tenants of commercial buildings located in targeted areas with financial assistance to support facade renovation and encourage reinvestment in developed areas.

Buildings will be considered eligible for this grant program if they are located within North Branford's primary commercial districts, limited to Route 80 from Forest Road to the Guilford border and Northford Center.

By definition, a facade is the part of a building visible from a public thoroughfare. Eligible projects include enhancing the appearance, function, or safety of a commercial property, provided that the work is in accordance with all town design requirements.

The primary objectives of the program include:

- Improving the street appearance of properties, in turn encouraging the patronage of local businesses
- Providing an incentive for property owners and tenants to implement aspects of town plans and economic development strategies
- Retaining existing merchants and services and encouraging additional merchants to locate to North Branford
- Leveraging private monies with these grant funds as part of a larger effort to encourage revitalization and enhancement to North Branford commercial areas

Owners of a commercial plaza are eligible for a \$5,000 grant and an additional grant of up to \$1,500 per storefront, which requires a dollar-for-dollar match. Tenants in a commercial plaza are eligible for a \$2,000 grant and an additional grant of up to \$1,500, which also requires a dollar-for-dollar match.

Applications need to be submitted to the town manager's office and must include a current photograph of the property to be improved, drawings of proposed improvements (if applicable), a written description of proposed improvements and a preliminary estimate of costs.

Applications will be reviewed and awarded on a first-come, first-served basis. All project work must be completed within 120 days from the date of execution of the Facade Improvement Letter of Agreement. Extensions may be granted by the Economic Development Commission on a case-by-case basis.

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