

CITY OF BEAUMONT
ECONOMIC DEVELOPMENT DEPARTMENT
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Downtown Pre-Application and Building Investigation Fee Waiver Program

PROGRAM GUIDELINES

SECTION I- OVERVIEW OF PROGRAM

A. Purpose, Goal and Objective of Program-

In its continuing effort to support the revitalization of the Downtown Area, the city of Beaumont has created a Fee Waiver Program (Program) which applies to Pre-Applications and Building Investigation Fees for properties and buildings within the Downtown Beaumont Area as defined below. The purpose of the program is to provide financial assistance to commercial property and/or business owners looking to purchase commercial property and/or open a business within the Downtown Area by waiving pre-application fees or waiving building investigation fees for services performed by the City's Building Official or designee.

The goals of the Program are to stimulate and foster new ideas that will facilitate commercial revitalization; stimulate private investment and customer patronage; preserve and beautify the Downtown Area; and generate shopping opportunities by creating a pleasant walking environment resulting from the improved visual aesthetics of commercial building façades.

The Program is being funded by the City at no cost to the applicant, through an approval of reduction of revenues by the Beaumont City Council.

B. Fee Waivers-

Applicants may apply for a fee waiver for one or both of the following programs:

Pre-Application- The purpose of the pre-application process is for applicants to provide a conceptual plan for staff review. The pre-application review is intended to reduce time and expense of the formal development review process by providing the applicant with an informative assessment to assist in the efficient and coordinated processing of projects consistent with the city standards and regulations including the Beaumont Municipal Code and General Plan.

Building Investigation- Building investigation reviews performed by City Staff are intended to provide information to prospective tenants or buyers on easily identifying existing violations or issues with the existing structure. In no way shall the city be liable for items discovered by the application process that were or were not identified in the building investigation review inspection. In addition, advice for proposed remodels or tenant improvements would need to be discussed with a design professional.

SECTION II- PROGRAM REQUIREMENTS

Location- Only commercial properties located within the Downtown Incentive Area Program Boundary area are eligible to apply. [CLICK HERE](#) for the map showing the program boundary or access it via the City website beaumontcabusiness.gov/businesses/incentives.

- A. Program Limitations-** Applicants shall be limited to one fee waiver for each of the two types of fee waivers per property. Subsequent requests for fee waivers after having received a prior fee waiver for the same location will not be approved. This program shall be open to qualified applicants until further notice that the City Council has extended, modified or terminated the program.

SECTION III- PROGRAM PROCEDURES

A. Applicant Intake and Eligibility Determination-

- a. Application-** Applications are available at City Hall or online at www.Beaumontca.gov. Each application must be completed in its entirety, signed and submitted with all required documents as listed on the application. Applications will be reviewed in the order in which they are received. The City will maintain a waiting list for all prospective participants.
- b. Verification and Eligibility Determination-** The City shall verify all information as necessary. Applicants will be notified in writing regarding eligibility status.
- c. Approval and Notifications-** Once the application has been verified as eligible, the City will provide the applicant a letter granting a fee waiver for one or both of the reviews under this program. This letter shall accompany the application for the Pre-Application or Building Inspection permit.

Section IV- AMENDMENTS

Amendments to these guidelines may be made from time to time by the City Council. Authority shall be granted to the City Manager or his/her designee to grant a minor waiver or make minor amendments to these guidelines, with the exception of Federal guidelines and regulations.