Downtown Celina is a special place, the heart of the City. The following programs were created to provide applicants with significant incentives to promote revitalization of downtown commercial buildings or single-family residences that improve the quality of life for the citizens and City as a whole.

Development Services

972-382-2111
permits@celina-tx.gov
112 Colorado Street, Celina TX 75009

www.celina-tx.gov

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DOWNTOWN ENHANCEMENT PROGRAMS

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NEIGHBORHOOD EMPOWERMENT ZONE (NEZ)

This program encourages development in Downtown Celina through a reduction of building permits fees and impact fees for commercial or residential new construction or remodeling.

- Commercial construction or remodeling will have a 100% reduction in building permit fees in the Historic Square.
- Commercial construction or remodeling outside the Historic Square, but within the NEZ boundary, will have a 75% reduction in building permit fees.
- Single-family residential construction or remodeling will have a 50%reduction in building permit fees in the downtown residential areas, must have a minimum investment of $10,000 and the applicant must incorporate traditional architectural styles desired in Downtown.
- Approval will be by the City Manager or his designee.
- Any questions, contact the Permitting office at permits@celina-tx.gov or 972-382-2111.

DOWNTOWN IMPROVEMENT PROGRAM (DIP)

The DIP program provides 50% of cost, up to $25,000, in matching grants for meaningful additions to the public realm including facade improvements, lighting, public art, seating, and other projects that will directly benefit the citizens of Celina as they enjoy the downtown area.

- Business owners, tenants, or property owners within the downtown area are eligible.
- City Staff will determine eligibility and make recommendations to the City Council for approval, based on available funds.
- Applications are received and processed at any time but must be submitted and approved prior to the start of work. To submit applications or obtain more information regarding the program, contact Permitting at 972-382-2111.

RESIDENTIAL TAX REINVESTMENT PROGRAM (RTRP)

The RTRP provides a one-time payment on the City ad-valorem tax increase due to a significant improvement and/or expansion to an existing residential exterior in the downtown area when applicants spend a minimum of $20,000.

- The one-time payment that is 10 times the increase in City property tax (not the entire increase in property taxes) to the applicant, up to a maximum of $5,000, based on available funds.
- Improvements to the interior of the home or backyard do not qualify and improvements must follow the Downtown architectural standards.
- Any questions, contact the Permitting office at permits@celina-tx.gov or 972-382-2111.

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