

Spec Building Development
City of Tulare – Policy No. ~~99-02~~ **EN-02**
02/16/99

SPEC BUILDING DEVELOPMENT POLICY

The City of Tulare, in an effort to encourage the construction of “spec” buildings so that businesses wanting to locate in Tulare will have a faster turn-around time, is offering the following:

1. The City of Tulare shall defer development impact fees and building permit fees until a certificate of occupancy permit is issued. The City of Tulare also can defer on-site landscape and off-site street improvement requirements until this time.
2. Upon issuance of the certificate of occupancy, stall will review the application to determine whether the business is considered a Business Incentive Zone (BIZ) qualified business, which would then allow the developer to apply for the BIZ policy for deferral of fees.