

INCENTIVES AND ZONING



LOCAL PROGRAMS

LOCAL TAX WAIVERS:

Partial City of Aurora sales/use tax rebates on related equipment and construction materials on a case by case basis, including an automatic exemption for qualified manufacturers. Partial Adams County property tax abatement of the property tax liability based on the personal and real property investment over a period of time.

PERMITTING:

The City of Aurora will fast-track entitlements if and when appropriate, significantly cutting time to market.

STATE OF COLORADO PROGRAMS

ENTERPRISE ZONE TAX CREDITS:

Areas of the City of Aurora have been designated by the state as enterprise zones to encourage investment and job creation. Companies located within earn credits against Colorado income tax liabilities for investment, job creation, employee benefits

JOB GROWTH TAX INCENTIVES:

The Job Growth Incentive Tax Credit is a performance-based job creation incentive program that provides a state income tax credit equal to 50 percent of the FICA paid by the business on the net job growth for each calendar year in the credit period.

JOB TRAINING GRANT PROGRAM:

The Colorado First and Existing Industry grants are jointly administered by OEDIT and the Colorado Community College System. The state may be able to provide specific support to retain jobs or offers business-friendly tools that assist in retaining jobs (such as the Enterprise Zone Program) for this grant.

MANUFACTURING SALES AND USE TAX EXEMPTIONS:

Colorado encourages manufacturers to locate their manufacturing operations in Colorado recognizing their importance in Colorado's economy. Colorado provides an exemption from state sales and use tax on purchases of manufacturing machinery, machine tools and parts.

SALES TAX EXEMPTION ON COMPONENTS FOR PRODUCTION OF ENERGY FROM RENEWABLE ENERGY SOURCES:

Components used in the production of electricity from a renewable energy source are exempt from state sales and use tax.

ADVANCED INSUTRY INVESTMENT TAX CREDIT

Helps Colorado advanced industry companies receive capital from Colorado investors.

FEDERAL PROGRAMS:

OPPORTUNITY ZONES:

Opportunity Zones is a federal tax incentive for investors to invest in certain census tracts through favorable treatment of reinvested capital gains and forgiveness of tax on new capital gains. This incentive was introduced in the 2017 Tax Cut and Jobs Act. Tax benefits range from deferring capital gains taxes from untapped assets to eliminating the gains on any subsequent appreciation made possible by this investment of capital by 2028. Businesses (there are exceptions) may also achieve tax benefits so long as 50% of gross income comes from active conduct of business or trade in the Opportunity Zone.

FOREIGN TRADE ZONES

The City of Aurora is part of Foreign Trade Zone 293, designated by the US Department of Commerce. Certain tariffs on imported parts, supplies, and exported products may be deferred, reduced, or eliminated.

LEARN MORE:

For more information, please contact the appropriate entity to determine eligibility, availability and requirements



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AIRPORT DISTRICT (AD) ZONING:

Purpose: The Airport district is intended to take advantage of the nearby regional and national transportation hubs and infrastructure, to expand employment opportunities created by the strategic location of these lands near the airports operating in or near Aurora, and to ensure that development is located and designed to be consistent with the continued efficient operation of those airports. Industry hubs and a variety of commercial, light manufacturing (e.g., assembly and technology centers), distribution uses (e.g., freight forwarders, warehousing/distribution), and research and development campuses are anticipated to be developed in this classification. Development is encouraged that will take advantage of the multi-modal transportation opportunities in this district. Limited and supporting retail and service uses are also allowed in this district, but are not intended to be regional draws or the driving force for economic development. Residential uses are not permitted in this district.