

Lease Purchase Bonds in Midtown Atlanta

What is it?

The lease purchase bond financing program provides property tax abatement for selected real estate projects that lead to job creation and/or retention and workforce housing in the City of Atlanta. The program is managed by Invest Atlanta, the City of Atlanta's economic development authority.

How does it work?

Tax relief for a selected project is provided via a bond-lease transaction. Invest Atlanta issues lease purchase bonds to support the new capital investment and holds title to real and personal property for a 10-year period. The provided incentive is typically based on the following ten-year tax payment schedule, with the reduction of taxes starting at 50%:

Abatement Year	Percent of Ad Valorem Taxes Due
Year 1	50%
Year 2	55%
Year 3	60%
Year 4	65%
Year 5	70%
Year 6	75%
Year 7	80%
Year 8	85%
Year 9	90%
Year 10	95%
Year 11	100%

The minimum project size is \$10 million. Exceptions to this may be made by Invest Atlanta, in its sole discretion, if a compelling economic reason is presented. There is no maximum amount per project.

Does my project qualify?

All projects applying for this incentive must demonstrate economic development benefits to the City, in keeping with Invest Atlanta's purpose to develop and promote trade, commerce, industry, and employment opportunities for the public good and the general welfare of the State of Georgia.

Preference/priority will be given to proposed projects that demonstrate an immediate ability to move forward with the development and a targeted closing date. Factors such as site control, zoning approvals, City permit status and commitment of other funding sources needed for a successful project will be considered.

Invest Atlanta evaluates each request and makes recommendations based on funding availability, other funds leveraged and overall project worthiness. To see a complete list of evaluation criteria, see [Invest Atlanta's Bond Program Guidelines](#).