



Designated Brownfield Areas

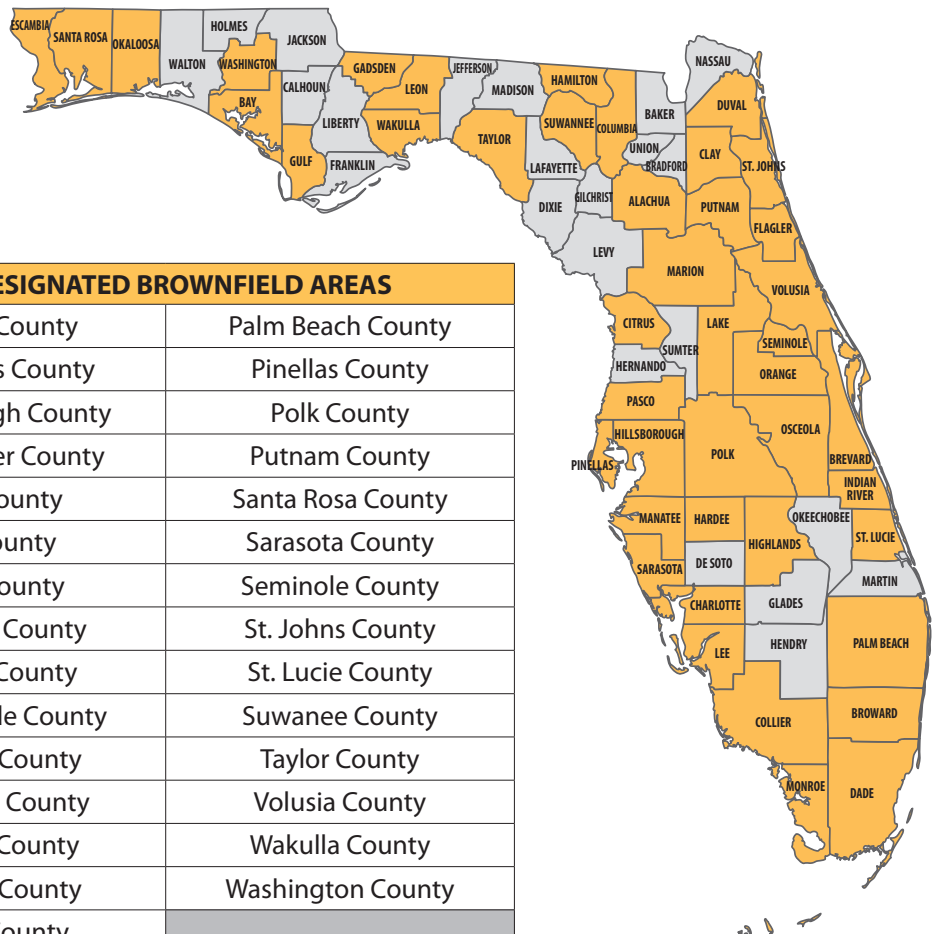
Florida's **brownfield areas** are designated by resolution of a local government, and are defined as contiguous areas of one or more brownfield sites, some of which may not be contaminated. Such areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, Environmental Protection Agency-designated brownfield pilot projects, and other designated areas or communities experiencing economic distress.

A **brownfield site** means real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination.

Florida's brownfield program offers businesses and developers a very generous and flexible set of regulatory and financial incentives to clean up and redevelop a brownfield site. Just a few of the advantages of brownfield sites include:

- \$2,500 job bonus refund for each new job created by an eligible business
- Highly attractive business locations with existing infrastructure
- Proximity to highly skilled labor and downtown business districts
- Increased state loan guarantees to improve lending opportunities
- Use of federal, state and local resources to assist in the redevelopment of brownfields
- Expedited permitting

For the community, brownfield redevelopment projects create new jobs and tax revenues, improve the environment, revitalize neighborhoods, increase property values, eliminate environmental inequities, and enhance the overall quality of life.



COUNTIES CONTAINING STATE-DESIGNATED BROWNFIELD AREAS		
Alachua County	Hardee County	Palm Beach County
Bay County	Highlands County	Pinellas County
Brevard County	Hillsborough County	Polk County
Broward County	Indian River County	Putnam County
Charlotte County	Lake County	Santa Rosa County
Citrus County	Lee County	Sarasota County
Clay County	Leon County	Seminole County
Collier County	Manatee County	St. Johns County
Columbia County	Marion County	St. Lucie County
Duval County	Miami-Dade County	Suwannee County
Escambia County	Monroe County	Taylor County
Flagler County	Okaloosa County	Volusia County
Gadsden County	Orange County	Wakulla County
Gulf County	Osceola County	Washington County
Hamilton County	Pasco County	



State Incentives

Brownfield Redevelopment Bonus Refund

A \$2,500 tax refund is available for each new job created by an eligible business. See [Section 288.107, Florida Statutes](#), for details.

Voluntary Clean Up Tax Credits (VCTC)

Projects that execute a Brownfield Site Remediation Agreement (BSRA) with the Florida Department of Environmental Protection are eligible for a 50% tax credit for cleanup costs. The tax credit is applicable to Florida's corporate income tax. An additional 25% tax credit is available if the property is redeveloped with affordable housing. See [Section 376.30781, Florida Statutes](#), for details.

Sales Tax Credit on Building Materials

A sales tax credit on building materials is available for construction of housing or mixed-use projects. See [Section 212.08, Florida Statutes](#), for details.

Loan Guarantee Program

Up to 5 years of state loan guarantees may be available for redevelopment projects in brownfield areas. The loan guaranty applies to 50% of the primary lender loan. If the project is for affordable housing, the loan guaranty applies to 75% of the lender loan. See [Section 376.86, Florida Statutes](#), for details.

Cleanup Liability Protection

Cleanup liability protection is available for projects that have an executed Brownfield Site Remediation Agreement with the Florida Department of Environmental Protection. See [Section 376.82, Florida Statutes](#), for details.

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Enterprise Florida, Inc. is a partnership between Florida's government and business leaders and is the principal economic development organization for the State of Florida.