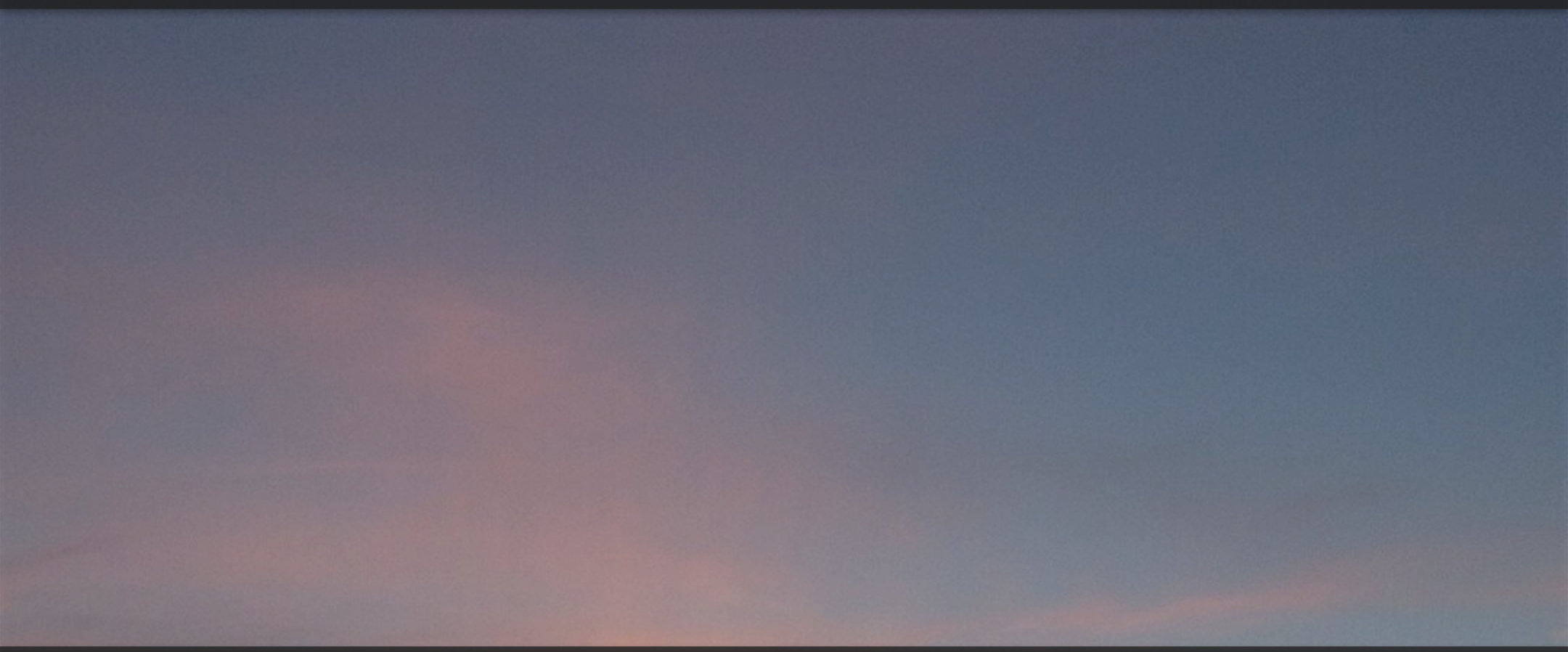


Tax Incentives Cut, Green Rules Locked In

Salt Lake City tightens developer rebates and makes sustainability mandatory.

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THE DATA

80%

Max Tax Rebate Cap

The city reduced the maximum reimbursement developers can receive from 90% to 80% of new tax revenue.

This change marks a significant shift in how Salt Lake City incentivizes development. By capping rebates at 80%, the city is reducing the financial upside for developers while reinforcing long-term fiscal discipline. The move signals a strategic pivot from broad incentives to policy-driven growth.

Source: Hoodline · Published November 16, 2026
https://hoodline.com/2026/11/salt-lake-city-slashes-developer-tax-rebates-locks-in-mandatory-green-rules/



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01

Incentives Down, Accountability Up

The 80% cap is not just a number — it’s a policy reset. By shrinking the financial reward, the city is forcing developers to prioritize compliance over negotiation. This shift reduces the risk of fiscal overreach and ensures that public benefits like green infrastructure and public art are no longer optional add-ons, but foundational requirements. The new rules create a more predictable, equitable development landscape for all stakeholders.

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02

Green Is No Longer a Bargaining Chip

The mandatory adoption of green building standards — including net-zero emissions and all-electric appliances — removes the last avenue for developers to trade sustainability for financial gain. This change reflects a deeper institutional commitment to climate resilience and long-term urban livability. Projects that once leveraged waivers to bypass environmental policies now face a higher bar, reshaping the competitive dynamics of development in Salt Lake City-Murray.

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