

COSA Fee Waiver Program – Frequently Asked Questions

I would like to renovate my home. Do I qualify for the City of San Antonio Fee Waiver Program?

To qualify, you must be participating in a program through the City's [Neighborhood & Housing Services Department](#) or a qualified nonprofit organization. City [programs](#) include:

- Owner-Occupied Rehabilitation/Reconstruction,
- Under 1 Roof,
- Minor Repair Program,
- Let's Paint,
- Green & Healthy Homes

Income limits and other program criteria apply. Residents acting as their own contractor do not qualify for fee waivers.

I am planning to build an affordable home. Do I qualify for the program?

Developers and nonprofits building new affordable and workforce housing may qualify for the City of San Antonio Fee Waiver Program. Eligibility criteria are listed in the [program guidelines](#). Current income guidelines can be found on the Neighborhood & Housing Services Department website.

- Rental projects must include 25% of the units reserved for households earning up to 80 percent of the Area Median Income (AMI) and 25% of the units reserved for those earning up to 60 percent of the AMI. Rentals must remain affordable for at least 15 years.
- If the project includes for-sale housing, affordable units must be reserved for families earning up to 120 percent of the AMI. For-sale housing must remain affordable for 5 years.

I own a historic property. How do I qualify for the program?

The project must qualify for the [Local Tax Exemption for Substantial Rehabilitation](#), which is managed by the Office of Historic Preservation. The property must be a national, state, or locally designated historic landmark or be located within a national or local historic district, and the owner must invest substantial rehabilitation efforts that prolong the life of the building. Either residential or commercial properties may qualify.

If I receive fee waivers through the program, can I rent the property on Airbnb or a similar site?

Fee waiver recipients are prohibited from receiving a Type II Short Term Rental (STR) permit for five (5) years after receiving fee waivers. Fee waiver recipients may still qualify for a Type I STR permit. STR permits are issued by the [Development Services Department](#).

I'm looking to expand my small business. How do I know if I qualify for the program?

The City of San Antonio Fee Waiver Program is available for three types of businesses: targeted industry projects, small business projects, and legacy business projects. These fee waivers are intended for

improvements and/or expansions to one or more physical locations operated by the applicant. Targeted industry and small business applicants should refer to the [Economic Development Business Fee Waiver Program Guidelines](#). Legacy business applicants must qualify for the [Legacy Business Program](#) offered through the Office of Historic Preservation, i.e. the business has been operational for 20 years or more and contributes to the history, culture, and authentic identity of San Antonio.

I would like fee waivers to assist with building a new hotel. Do I qualify for the program?

No, any project that includes a hotel or motel component is not eligible for the City of San Antonio Fee Waiver Program.

I am building a food truck park. Do I qualify for the program?

No, any project that includes temporary structures, including food trucks, is not eligible for the City of San Antonio Fee Waiver Program.

My project has already begun. Can I still receive fee waivers through this program?

Yes. However, fees already paid to the City or SAWS cannot be reimbursed. The fee waiver can only be used at the time the fees are due.

If I am denied fee waivers because funding is unavailable, can I be waitlisted for when funding is replenished?

There is no waitlist for the City of San Antonio Fee Waiver Program. If funding is unavailable at the time your application is received, you will be invited to reapply during the next application period.