

## Top 10 Frequently Asked Questions

### 1. What is a local historic district?

An area in which historic buildings and their settings are protected by public review which shows the neighborhood is historically significant to San Marcos.

### 2. Will my taxes increase?

Taxes are based on the appraised value of your property as determined by the Hays County Appraisal District. Historic district designation is not a factor in the appraisal or tax rate.

### 3. How long does it take to get a COA & how long is it valid?

Most applications are processed within a month and approval expires within a year if the work has not begun and within two years if the work is not completed.

### 4. Will I have to open my home for tours?

No, there are no requirements for home tours or public access to your property.

### 5. What restrictions will be placed on my property?

Only visible alterations, new construction, additions, or demolitions that are visible from the public right-of-way require a Certificate of Appropriateness. Routine maintenance & repairs, painting, and interior changes are not regulated.

### 6. How much will it cost me?

No dues or assessments are required to belong to a historic district. There is an \$11 Technology Fee for a Certificate of Appropriateness application and the building permit fee is standard, whether your property is within a historic district or not.

### 7. What makes a property historic?

A structure is considered historic if it's at least 50 years old. Each period of construction has character-defining elements and these elements are encouraged to be preserved.

### 8. Will being in a historic district affect the use of my property?

No, historic designation does not restrict land use. Zoning determines how your property can be used.

### 9. Will I be forced to restore my building?

Being in a historic district does not require you to make any improvements to your property. There are requirements for reasonable upkeep and maintenance already imposed by the Building Code on all property in the City of San Marcos.

### 10. Where do I go for help?

Contact the Historic Preservation Officer at 512.393.8230 or go to our website:  
[www.sanmarcostx.com/historicpreservation](http://www.sanmarcostx.com/historicpreservation)

