



# Documentation Regional development instruments

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Interreg III B

## General Data

<b>Name of instrument:</b>	Reduced sales and rental fees charged from local companies (Aides des collectivités locales à l'immobilier d'entreprises)
<b>Country / region:</b>	FR
<b>Spatial level:</b>	local
<b>Type:</b>	Economic instruments
<b>Subtype:</b>	Subsidies and local business development
<b>Description:</b>	<p>The assistances with the real estate of company are specific assistances whom in an autonomous way all the local authorities and their groupings can allot. The law provides that the sale or the rent of buildings from local authorities or their groupings must be done according to market rates, but that reductions can nevertheless be authorized, as well as abatements on the loads of restoration of old industrial buildings, in the compliance with rules of maximum limit and according to the location within various zones.</p> <p>With regards to reductions on the price of restoration of existing industrial buildings, the communes can acquire existing industrial buildings in order to support the re-use of it. After restoration, they resell them or rent them by granting a reduction. The maximum reduction corresponds to the difference between the cost price of the restoration and the price of the market. There is no territorial condition. Reductions on the rental or selling price concern industrial projects in certain zones, and are authorized only in favour of SME. Assistances with the purchase or the hiring of grounds are allowed if the operation is considered of a general interest for the commune. For this reason, the assistance is free in its intensity.</p>
<b>General objectives:</b>	Support the sale or the hiring of buildings or grounds to the companies and the re-use of the existing buildings
<b>General Objectives keywords:</b>	financial incentives ; ;
<b>Responsible:</b>	Local authority/Municipal council
<b>Stakeholder Involved:</b>	Entrepreneurs/businessmen
<b>Reference:</b>	General code of the local authorities art L.1511
<b>General assessment of strength and weakness:</b>	<p>The assistances with the real estate of companies described here constitute only part of the expenditure for the economic action of the communes. Beside the direct assistances with the companies, directed primarily towards the creation or the maintenance of job, the communes also intervene to arrange zones of industrial activity or commercial, or take participations in local mixed investment companies, or develop actions for the economic promotion of their territory and the prospection of national or international investors. The assistances with land of companies represent a share more limited of the expenditure for the economic action of the communes than the subsidies poured to the companies or the investments carried</p>

	out for adjustments of zones. Note that this instrument does not have in itself direct incidences on land resources management, for which rules (e g with regards to re-use of brownfields) are set up in the PLU (local urban planning document), but can contribute e g to the re-use of existing buildings,
<b>Metadata:</b>	Date of entry: 2007/03/15 Contact: Ifuplan, Schleißheimer Str. 156, 80797 München
<b>Implementation</b>	
<b>Legal status:</b>	not-mandatory
<b>Extension:</b>	frequent (<50% and >25%)
<b>Type of monitoring:</b>	Qualitative / descriptive reporting
<b>Assessment</b>	
<b>Relevance</b>	
<b>Status:</b>	strong direct relevance
<b>Ranking:</b>	4
<b>Remark:</b>	-
<b>Acceptance</b>	
<b>Status:</b>	-
<b>Ranking:</b>	5
<b>Remark:</b>	as the instrument is not mandatory but used very frequent it is estimated as highly accepted
<b>Implementation</b>	
<b>Status:</b>	-
<b>Ranking:</b>	4
<b>Remark:</b>	-
<b>Feasibility</b>	
<b>Status:</b>	Budget, legislation, Political will
<b>Ranking:</b>	3
<b>Remark:</b>	Cost-intensive instrument for municipalities
<b>Effectiveness</b>	
<b>Status:</b>	Direction of effect, type of effect, acceptability, perpetuity
<b>Ranking:</b>	4
<b>Remark:</b>	-