

Developer Advantage



Antelope Valley Air Quality Management District

A smaller, local air quality management district allows for faster approvals and a business-friendly attitude.



Capital Improvement Assistance

In some cases, Lancaster offers assistance for capital improvement work and off-site improvements.



Concurrent Review Option

Applicants can choose to submit at-risk to Planning and Building & Safety for concurrent plan review, saving time for developers.



Developer Fee Incentive Program

Lancaster implemented a development fee incentive program that aims to incentivize development and density within the core of the City. Depending on the location and type of project, fee reduction may range from 50% to 100%. All senior living facility projects within the City are exempt from impact fees.



Impact Fee Deferral

In certain circumstances, impact fee payments may be deferred to time of occupancy rather than at building permit issuance.



Opportunity Zones

Companies and investors seeking to invest in Opportunity Zones have 4,000 acres in five different zones to choose from in Lancaster.



Preliminary Review Process

Lancaster's Planning team offers a preliminary review option that allows developers to get feedback on projects prior to formal submittal, saving substantial time in review. Fees paid for a preliminary review will be applied to the formal application submittal.



Project Fast-Tracking and Concierge Services

Certain projects will be put on the fast-track for City approvals. Additionally, a member from the Economic Development team will serve as a liaison to get the project through the permitting process as efficiently as possible.



Site Selection Assistance

An Economic Development team member can utilize resources, networks, data, and knowledge to assist developers and businesses to find sites within Lancaster to match their needs.



State Community Infrastructure Program (SCIP) and Bond Opportunities for Land Development (BOLD)

Lancaster participates in the SCIP and BOLD programs, which offer additional financing solutions for developers.