



COMMUNITY REINVESTMENT AREA (CRA)

Residential Property Tax Incentives



DETAILS

Contact Kassie Scott, Economic Development Manager

937-244-7393

kscott@springfieldohio.gov



What is Springfield's residential CRA Tax Abatement Program?

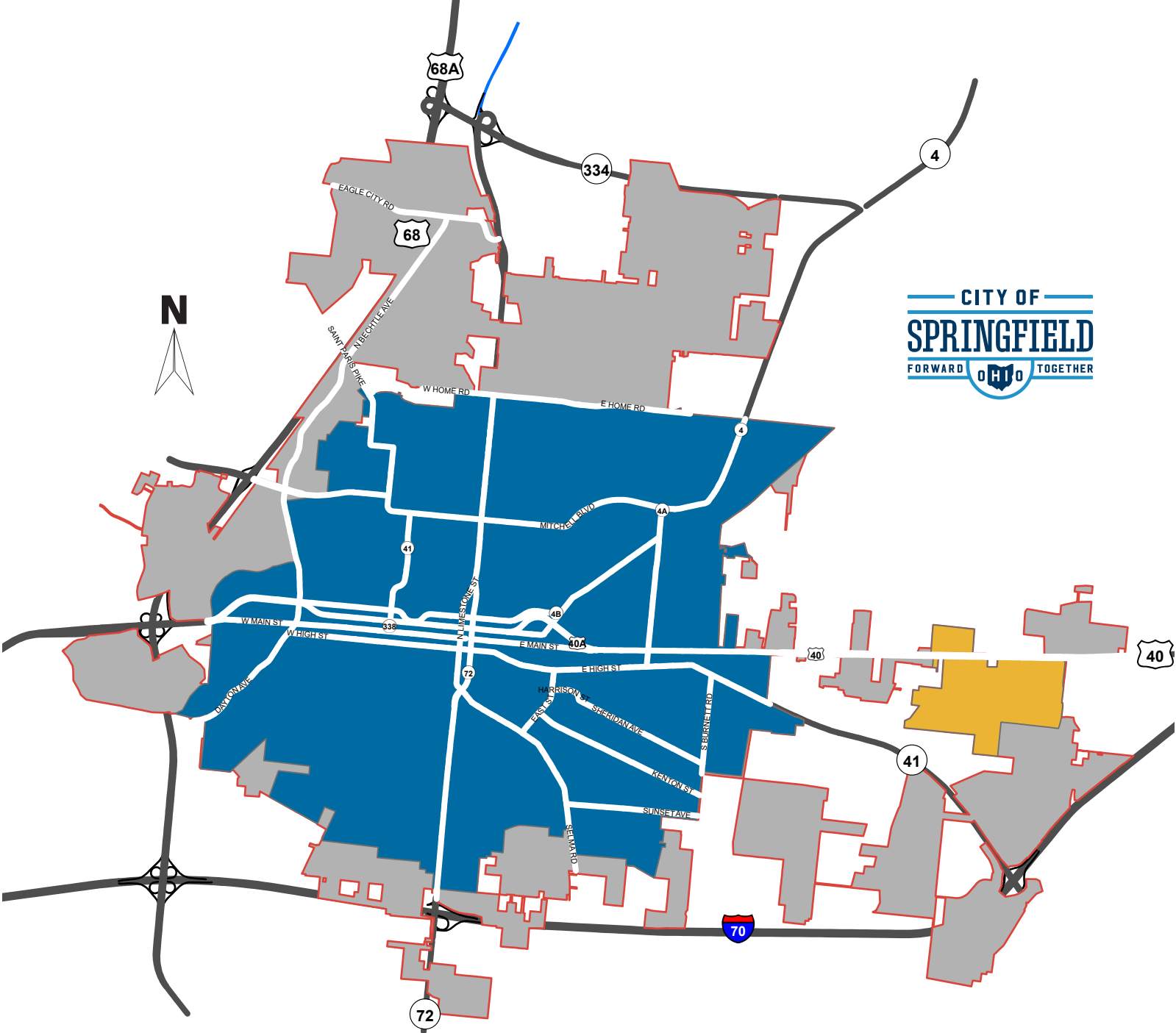
- **A 100% tax abatement to assist property owners who build new or significantly improve** existing residential structures in qualified Community Reinvestment Areas.
- The tax benefit stays with the property for the duration of abatement, even if the property is sold during that time.
- At the end of the abatement period, the property will be taxed at its total post-improvement assessed value.

What is a CRA?

- **A Community Reinvestment Area (CRA) is an area of land in which a property owner can receive tax incentives** for significantly investing in real property improvements.
- The CRA provides for **100% temporary tax abatement** of increased real property taxes on significant residential renovation or new residential construction within the area.
- CRAs are used to encourage revitalization of the existing housing stock and the development of new structures.

Type of Structure	Minimum Cost of Improvements	Period of Abatement*
New Construction	N/A	15 years
Residential Renovation (2 units or less)	\$2,500	10 years
Residential Renovation (more than 2 units)	\$5,000	15 years

*Abatement applies to the value of the structure after improvement



Springfield Residential Tax Abatement Areas

To verify if your property is located in an area that is eligible for tax abatement, please contact Kassie Scott, Economic Development Manager, at the City Manager's Office by phone at 937-244-7393 or email at kscott@springfieldohio.gov.



Tax Abatement Process

Not sure where to begin? Here is a step-by-step guide to help you through the process.

Step 1: Undertake construction or remodeling.

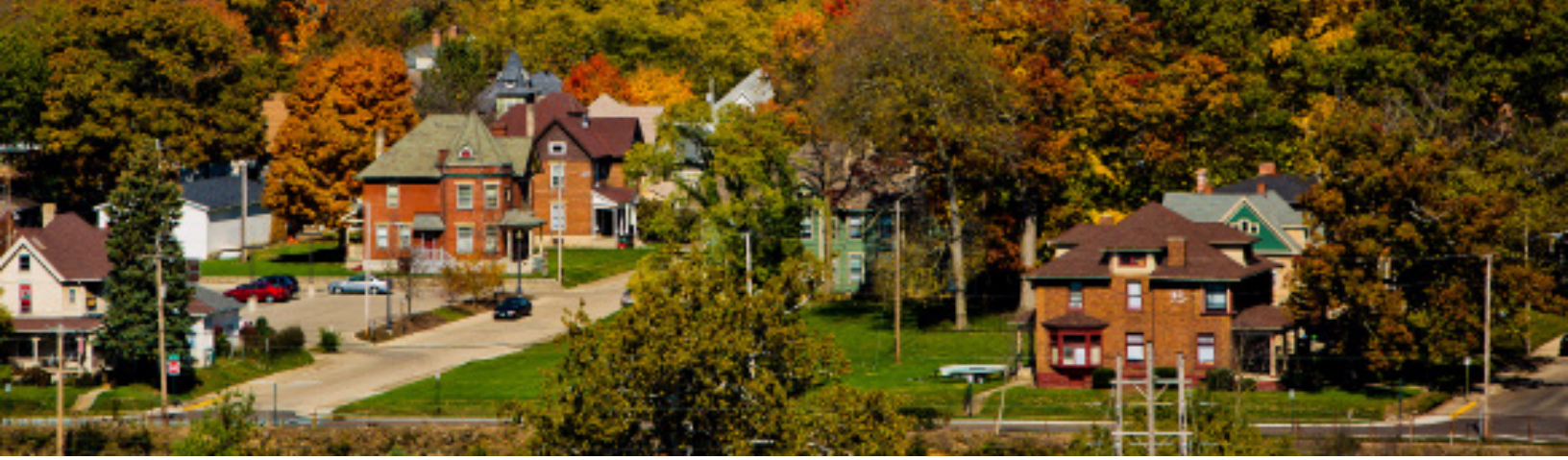
Step 2: Upon completion of work, obtain the appropriate Certificate of Occupancy or signed final inspections from the City of Springfield Building Department.

Step 3: Complete the City of Springfield Community Reinvestment Area Residential Tax Abatement Application and submit to:

**Kassie Scott
Economic Development Manager
Email to kscott@springfieldohio.org
If unable to email, mail to:
City Manager's Office
76 E. High St.
Springfield, Ohio 45502**

Step 4: City of Springfield City Manager's Office reviews the applications for completeness. If the application and supporting documentation meet the requirements, the application will be processed for tax abatement. The application will be forwarded to the Clark County Auditor's Office.

Step 5: The Clark County Auditor will conduct a field inspection and verify new construction/rehabilitation. Value (if appropriate) will be added to the property. Tax adjustments will be made accordingly.



Improvements That May Qualify

What types of improvements are likely to increase the assessed value of the property?

- Build a new porch
- Remodel a basement or attic into living space
- New additions to an existing structure
- Gut and renovate a home or apartment building
- Install a sunroom
- Build or enlarge a garage
- Install indoor fireplace
- Install new additional bathroom
- New construction

What types of improvements are NOT likely to increase the assessed value of the property?

- Add built-in bookcases
- Add built-in cabinets
- Aluminum siding
- Awnings
- Electrical work
- Furnace replacement
- Gutters or downspouts
- Install outdoor lighting
- Install sprinkler system
- Install window blinds
- Light fixtures
- Masonry
- New roof installation
- Painting house
- Plant lawns
- Remodel kitchen
- Repair plaster
- Replace hot water heater
- Replace oil or gas burner
- Replace plumbing
- Resurface ceilings
- Resurfaced floors
- Rewire completely
- Sidewalk work
- Siding repair
- Solar panels
- Storm windows or doors
- Swimming pool

For additional information regarding potential projects that might increase the taxable value of your property, please contact the Clark County Auditor's Office at 937-521-1860



**COMMUNITY REINVESTMENT AREA
RESIDENTIAL TAX ABATEMENT
APPLICATION**

FOR OFFICE USE ONLY

DATE RECEIVED

APPLICATION #:

Name of real property owner: _____

Address of real property to be abated: _____

Tax mailing address (if different from #2): _____

Exemption sought for: New construction

Building Use: Remodeling (2 units or less) Remodeling (more than 2 units)

Date of project completion: _____ Parcel #: _____

Description of work completed (attach additional information if you need more space):

For structures of historical or architectural significance, attach evidence that the appropriateness of the renovation has been certified in writing with a certificate of appropriateness approved by the Historic Landmarks Commission.

Property Owner Certification: I certify that the above, and any attached information, is true and correct to the best of my knowledge. I certify that real and/or personal property taxes are not delinquent on this property. I understand that the granting of a tax abatement means that this property is subject to an annual inspection by the City of Springfield Housing Officer and that the tax exemption may be revoked if the property is not maintained due to neglect of the owner. I understand that the tax abatement applies only to an increase in assessed property tax associated with the property improvements included in this application.

Property Owner's Signature: _____

Applicant's Phone Number: _____ **Date Application Completed:** _____

Applicant's email: _____

Please complete the application and return to:

Kassie Scott
Email to kscott@springfieldohio.gov



OFFICIAL USE ONLY
FILE WITH CLARK COUNTY AUDITOR
APPLICANT- DO NOT WRITE BELOW

Legal description of property: _____

Parcel number: _____

Permit number: _____

Length of exemption: _____ years

Abatement percentage _____%

Effective date: _____

Verification of construction cost: New structure \$ _____

Remodeling \$ _____

Community reinvestment area name: _____

Project includes structures of historical significance: Yes No
If yes, written certification has been submitted: Yes No N/A

Housing officer certification: I certify that the project described herein meets the necessary requirements for the Community Reinvestment Area Program in the City of Springfield, Ohio.

School board notification sent: _____ **Date:** _____

Housing officer signature: _____ **Date:** _____

Date forwarded to CC auditor: _____

Date received by CC auditor: _____

CC auditor approval/signature: _____ **Date:** _____