

**COMMUNITY REINVESTMENT AREAS**

**WHAT ARE COMMUNITY REINVESTMENT AREAS?**

Community Reinvestment Areas are areas created with the goal of revitalizing the community. They are formed to encourage development and improvements to historic, commercial, and/or residential areas.

**WHAT ARE THE BUSINESS BENEFITS?**

Property owners within designated reinvestment areas may be granted real property tax abatement on increases in property valuation that result from new construction or remodeling of existing structures. Existing taxes are not abated. Individual property owners as well as businesses can benefit from this program.

**THE ABATEMENT TERMS ARE AS FOLLOWS:**

	<u>Abatement Terms</u>	<u>Minimum Investments</u>
Remodeled or new 1 and 2 family dwellings	up to 10 years	\$2,500
Existing 3 or more residential units or commercial/industrial structures	up to 12 years	\$5,000
New 3 or more residential units or commercial/industrial structures	up to 15 years	N/A

**TO BE ELIGIBLE FOR LOCAL BENEFITS:**

- The affected school board must be notified of the abatement request and may be required to approve the proposed abatement, under provisions of the State Law.
- The developer or homeowner agrees to maintain the improvements and provide an annual report. The Tax Incentive Review Council conducts annual site visits to certify the continuation of the abatement and the upkeep of the improvements.

**ARE THERE ANY FEES?**

- There is a one-time, non-refundable application fee of \$250 made payable to City of Springfield
- There is a non-waivable annual monitoring fee of \$500 (minimum), up to \$2,500 (maximum).
- State fee of \$750, per Ohio Revised Code.

**IS THERE A LOCAL POLICY ON ABATEMENTS?**

Abatements will not generally extend beyond eight years and 50%, except for those located within the Center City Community Reinvestment Area. Greater percentages can be considered for significant property investments or major job creation. Firms receiving abatements are encouraged to partner with Springfield’s school districts in ways that benefit both parties.

**QUESTIONS?** Please contact:

Tom Franzen  
 Economic Development Administrator  
 City Manager’s Office  
 (937) 324-7300 FAX 328-3497  
 tfranzen@ci.springfield.oh.us