



# Community Reinvestment Area

## RESIDENTIAL TAX ABATEMENT PROGRAM

### Program Summary

A Community Reinvestment Area (CRA) is an area of land in which a property owner can receive tax incentives for investing in real property improvements. In the City of North Ridgeville, the entire community is designated as a CRA.



North Ridgeville’s Residential Tax Abatement Program is aimed at improving property values and stimulating

reinvestment in the city’s existing housing stock by abating or forgoing taxes on increases in assessed valuation associated with remodeling. Abatement is not available for new construction.

The abatement stays with the property for the duration of abatement, even if the property is sold during the period of the abatement. At the end of the abatement period, the property is taxed at its total post-improvement assessed value. An increase or decrease in taxes during the abatement period may result when voted changes in tax rates, state-mandated reappraisals or updates reflecting neighborhood trends are adopted.

### Requirements and Terms

Project Type	Minimum Cost of Improvements	Abatement	Duration
Residential Remodeling (One or Two Units)	\$10,000	100%	5 Years
Residential Remodeling (Over Two Units)	\$20,000	100%	12 Years

Download the application at [www.nridgeville.org](http://www.nridgeville.org).

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### Qualifying Improvements

Not every residential remodeling project will result in an increase in property value eligible for abatement. Examples of projects likely to increase taxable value:

- Home addition, sunroom or porch
- Finishing a basement or attic into living space
- New or enlarged garage
- New bathroom



Normal repairs and maintenance will not increase the assessed value of a property. Other examples of projects not likely to increase taxable value:

- Kitchen remodel
- Roof replacement, gutters or downspouts
- Siding repair or replacement
- Replacing hot water heater or plumbing
- Lighting, rewiring and other electrical work
- Furnace replacement
- Landscaping and sprinkler systems



### Abatement Process

**Step 1:** Owner or contractor pulls a building permit at the North Ridgeville Building Department.

**Step 2:** Remodeling project is undertaken with all required inspections during construction.

**Step 3:** Upon completion of work, the owner obtains a Certificate of Occupancy or final inspection approval from the Building Department.

**Step 4:** Owner completes the Residential Tax Abatement Application and submits it to the Housing Officer, who reviews the application for completeness.

**Step 5:** The Housing Officer provides notice to any impacted school districts a minimum of 14 days prior to forwarding the complete application to the Lorain County Auditor's Office.

**Step 6:** The Lorain County Auditor conducts a field inspection and verifies completion of the project. The County Auditor makes a final determination on the actual increase in taxable value generated by the project. The Auditor then applies the approved abatement to future tax bills.

### Exclusions

The Housing Officer may revoke the tax abatement if the property has building code violations, if delinquent taxes are owed on the property or if a property owner appeals the market value of the residential property. Any person denied tax abatement by the Housing Officer may appeal in writing to the North Ridgeville Housing Council. Council may rescind the ordinance granting tax abatement at their discretion.