

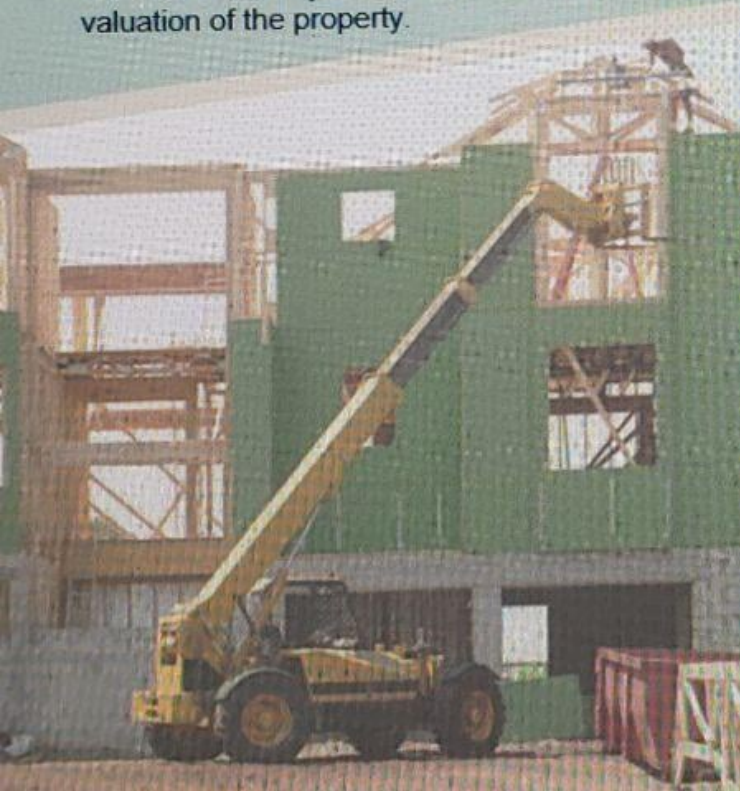


Who Is Eligible

Any individual, Sole Proprietor, Partnership or Corporation intending to make significant improvement to a property they own and which is located within the current corporation limits of Greenfield is eligible to apply for the CRA tax exemption.

All properties located in the Historical Downtown are subject to a Downtown Design Review Board review and approval.

All local building codes and building standards must be adhered to in order to receive tax exemption on the increased valuation of the property.



We're here to create the best atmosphere for positive change to our community.

300 Jefferson Street
Greenfield, Ohio 45123

937-981-3500

citymanager@greenfieldohio.net

greenfieldohio.net




Community Reinvestment Area

CRA

A Local Tax Incentive Program





The CRA Program

History

The Ohio Community Reinvestment Area Program legislation became effective in November of 1977. In 1988 Greenfield Village Council authorized use of the program for Greenfield residents in its first CRA area. In 2018 Village Council voted to expand the CRA to include all of the corporation boundaries.

Community needs


The financial burden of construction can keep Greenfield home owners from making the improvements they need. The CRA helps offset those costs, and makes home improvement more feasible.

Benefits to the community

Real property tax exemptions can be granted for an increased property valuation that results from improvements or new construction within Greenfield.

Purpose

The Community Reinvestment Area Program is designed to encourage reinvestment in homes and to preserve the integrity and value of buildings in Greenfield.



Qualifying Tax Exemptions

1. *Existing one and two family dwellings with a minimum remodeling cost of \$2,500 may receive tax exemption on the increased valuation for up to 10 years.*

2. *Existing dwellings of more than two units with remodeling cost of \$5,000 may receive tax exemption on the increased valuation for up to 12 years.*

3. *Existing commercial or industrial structures with a minimum remodeling cost of \$5,000 may receive tax exemption on the increased valuation for up to 12 years.*

4. *New commercial or industrial structures may receive tax exemption on the increased valuation for up to 15 years.*

Real property exemption first applies in the year following the calendar year in which the certification is made to the County Auditor. The dollar amount by which the remodeling or new construction increases the market value of the structure shall be exempt from real property taxation for the stipulated time period.



Application Process

- A completed Notification and Application Form must be filed with the housing officer prior to or at the same time as the building permit.
- Housing officer will notify appropriate village officials, County Auditor, and Board of Education of pending application.
- A completed Certification Form for tax exemption must be filed with the housing officer within 60 days from issue of occupancy permit by the Building Department.
- Housing officer will verify Certification form and that all improvements meet Village codes.
- Following approval of Certification, housing officer will transmit Certification to the County Auditor and notify applicant, village officials and Board of Education.
- Application Forms may be obtained at the City Hall(contact information on back).