



## DEPARTMENT OF COMMUNITY DEVELOPMENT

### PRE- APPLICATION FOR TAX ABATEMENT CITY OF SILVERTON COMMUNITY REINVESTMENT AREA (CRA) RENOVATION AND NEW CONSTRUCTION

Address of subject property: \_\_\_\_\_ Zip: 452\_\_\_\_\_

*The subject property must be located within the City of Silverton.*

Name of real property owner(s): \_\_\_\_\_ Phone: \_\_\_\_\_

Address of real property owner(s): \_\_\_\_\_

Hamilton County Auditor Parcel ID#: \_\_\_\_\_  
(See <http://www.hamiltoncountyauditor.org/realestate>)

New Construction, Renovation of existing dwelling, or Condo Conversion (**circle one**).

Number of dwelling units: 1 2 3 (**circle**). Owner-Occupied or Rental (**circle**).

Estimated Date of Project completion: \_\_\_\_\_

#### Please complete and submit the following for property improvement:

- Brief description of work: \_\_\_\_\_  
\_\_\_\_\_
  
- Estimated total cost of improvements: \$ \_\_\_\_\_ Include documentation to support cost of improvements. Three acceptable examples are:
  - 1) An contractor estimate identifying the general categories of the work to be completed, and each category's expense. A notarized list of labor cost for your own work can also be included.
  - 2) The Affidavit of the draw payments of the construction contract. (Please ensure that the affidavit includes a description of the work completed.)
  - 3) HUD Settlement Statement of the bank loan.

You must document at least \$2,500.00 in costs for a one- or two-unit dwelling and at least \$5,000.00 in costs for a three-unit dwelling.

#### Please note:

- ❖ The start of the tax abatement period begins with the date of documented completion of work. The tax abatement goes into effect when the application is approved.
- ❖ A valuation of the improvements will be made by the Hamilton County Auditor's office. Abatement value is determined by the Hamilton County Auditor's Office.

- ❖ The Community Development Director/Housing Officer may revoke the tax abatement any time after the first year if the property has building code violations or if delinquent taxes are owed on the property.
- ❖ Any person denied tax abatement by the Community Development Director/Housing Officer may appeal in writing to the Community Reinvestment Area Housing Council, which shall have the right to overrule any decision of a Housing Officer. Appeals from a decision of the Housing Council may be taken to the Court of Common Pleas.
- ❖ City of Silverton Council may rescind the ordinance granting tax abatement at their discretion.
- ❖ The exemption percentage and term for commercial and industrial projects are to be negotiated on a project specific basis. Note that all commercial and industrial CRA agreements must ensure that at least 50% of the amount of the taxes estimated that would have been charged on the improvements if the exemption had not taken place are made up by other taxes or payments available to the school district. Upon notice of a project which does not meet this standard, the board of education may approve the project even though the new revenues do not equal at least 50% of the projected taxes prior to the exemption.

I declare under the penalties of falsification that this application, including all accompanying documents and statements, has been examined by me, and to the best of my knowledge and belief is true, correct, and complete.

\_\_\_\_\_

Date

Signature of Property Owner(s)

**Send Pre-Application to: City of Silverton Community Development Department  
Tax Abatement Program  
6860 Plainfield Road  
Silverton, Ohio 45236**

For further program information please call: (513) 936-6240, ext 16

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<p><b><u>FOR OFFICIAL USE ONLY</u></b></p> <p>Legal description of property location: Book _____ Page _____ Parcel _____</p> <p>Cost: \$ _____</p> <p>Completion Date: _____</p> <p>Verification Documents Submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Date Documents Received: _____</p> <p>Final Approval: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Signature of Housing Officer: _____</p> <p>Date: _____</p>
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## PROPERTY TAX ABATEMENT INFORMATION

The City of Silverton Community Reinvestment Area (CRA) Tax Abatement Program stimulates revitalization, retains residents, and attracts new homeowners. The program provides a benefit for residents who improve their homes and encourages home shoppers to buy in the City of Silverton.

Any homeowner in the City may be eligible for property tax abatement if they have renovated their home or purchased a newly constructed home, within the CRA boundaries. The home must be either a condominium or a one, two, or three unit residential structure.

Improvements made to your property resulting in an increased property valuation qualify for tax abatement. The owner of a property that gains value because of remodeling or substantial improvement is not charged the extra property tax for a period of ten years.

For example, if the owner of a \$75,000 home makes \$25,000 in improvements, the owner is only responsible for taxes based on the home's original value for a period of ten years. The portion of the tax by which the remodeling increased the value of the structure may be abated up to a maximum \$275,000 market value. It should be noted that some types of remodeling do not increase value. Improvements to the house itself, garage, in ground pools, decks, and patios qualify for abatement. Roofing, vinyl siding, windows, gutters, and painting **may** improve the condition of the house, however, may not increase the value of the property. Landscaping, retaining walls, driveways and the like do **not** qualify.

The City also offers a tax abatement incentive to build a new home within the City of Silverton. For example, new construction of structures containing a condominium or a one-, two-, or three-unit residential structure is eligible for 10-year tax abatement up to a maximum \$275,000 market value. You will pay tax only on the land and the value above \$275,000. The following is an example of the estimated tax savings:

Total Investment Eligible for Abatement (fair market value): \$275,000  
Assessed Value/Taxable Value is 35% of fair market value: \$96,250  
Assessed Value Multiplied by Tax Rate (.05694): \$5,480.48  
10% Rollback: \$548.05  
Estimated tax abated for one year: \$4,932.43

The Hamilton County Auditor's Office determines the abatement amount based on the type of the improvements. You will receive a letter from the Auditor's Office after the Auditor's appraisal has been completed.

The period for tax abatement begins with the date of documented completion of work.

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.

## **New Construction Which Would Apply for Abatement**

- New Building
- Complete Remodeling (Roof, Windows, Kitchen, Baths, etc.)
- Rehab (Electric New, Plumbing, Drywall, Kitchen, Baths, etc.)
- Deck, Porch, Patio
- Central Air
- Garage, carport
- Finishing of Attic
- Recreational Room (basement)
- Additional Baths
- In Ground Pools
- Room Additions

## **Items Which Would Not Apply**

- Windows Only
- Roof and/or Gutters Only
- New Furnace
- Water Heater
- Kitchen Cabinets Only
- Replacing of Plumbing Fixtures
- Painting (Interior or Exterior)
- Carpeting
- Exterior Siding
- Landscaping
- Driveways or Sidewalks
- Appliances

# City of Silverton

## Community Reinvestment Area

### Tax Abatement Application Process

#### Pre-Application

Submit pre-application for approval to the City of Silverton Community Development Department for review by the Community Development Director/Housing Officer.



#### Approval/Denial

**Approval-** Upon completion of improvement applicant must submit all required documents for verification of completion and cost of improvements.

**Denial-** Any person denied tax abatement by the Community Development Director/Housing Officer may appeal in writing to the Community Reinvestment Area Housing Council, which shall have the right to overrule any decision of a Housing Officer. Appeals from a decision of the Housing Council may be taken to the Court of Common Pleas Court of Common Pleas.



#### Final Approval

- STEP 1)** Community Development Director/Housing Officer submits final application and required documents to the Hamilton County Auditor.
- STEP 2)** A valuation of the improvements will be made by the Hamilton County Auditor's office.
- STEP 3)** Abatement value is determined by the Hamilton County Auditor's Office.
- Step 4)** Property Owner is notified by the City of Silverton Community Development Department of final decision.