

VILLAGE OF DOYLESTOWN COMMUNITY REINVESTMENT AREA TAX EXEMPTION PROGRAM

What is the “Community Reinvestment Area” (CRA) Tax Exemption Program?

The Village of Doylestown provides a unique tax incentive plan to owners and developers who wish to upgrade their properties by either renovation or new construction, in certain targeted areas of the Village.

Who is Eligible for the CRA Tax Exemption?

All owners of property within the designated “Community Reinvestment Area (CRA)” of the Village of Doylestown (see attached map) may be granted real property tax abatement on any increase in property valuation resulting from new construction or remodeling of existing structures. This includes all residential, commercial, or industrial facilities. If, after viewing the map, you are uncertain as to whether or not your property is within the CRA district boundary, please call the Village of Doylestown (330-658-2181), for clarification.

When Can I Apply for a CRA Tax Exemption?

If you are building or renovating a residential structure, you may apply for CRA tax abatement at the completion of construction. It is important to keep copies of all documents detailing expenditures associated with your construction or remodeling project, as this information must be submitted with your application. To receive the full benefit of your abatement, you are encouraged to file for the abatement before the cost of the improvement or new structure is reflected on the Wayne County tax rolls. You must file within six (6) month of completion of the improvements in order to be eligible and by December 1 in the year the construction is completed to be exempt for the following year.

Commercial and industrial projects must complete enter into a CRA Agreement with the Village of Doylestown as required by the Ohio Revised Code prior to the start of construction.

How Do I Apply for a CRA Tax Exemption?

Residential property owners should obtain an “Application for Residential Community Reinvestment Area Tax Exemption” from the Doylestown Village Hall located at 24 South Portage Street, or call (330-658-2181) to request that an application be mailed to you. Complete Section “A” of the application form and mail it, along with a legal description of the property and documentation verifying the costs of the improvement project, to:

Mark Hammer
Housing Officer
Village of Doylestown
24 South Portage Street 44230

When your completed application is received by the Village, it will be reviewed for completeness and eligibility. Once your application is approved by the Village, it will be forwarded to the Wayne County Auditor's office, for certification. A copy of the abatement certified application is then returned by the Auditor's office to the Village, at which time the Village will send you official that your request for abatement has been approved and certified by the Wayne County Auditor.

Commercial and industrial property owners should obtain an "Application for Community Reinvestment Area Tax Exemption Agreement" from the Doylestown Village Hall located at 24 South Portage Street, or call (330-658-2181) to request that an agreement application be mailed to you.

Commercial and industrial property owners should complete the Agreement Application and provide all of the required information. The Agreement Application and a check in the amount of Seven Hundred Fifty Dollars (\$750.00) payable to the Ohio Department of Development for the required State application fee should be filed with:

Mark Hammer
Housing Officer
Village of Doylestown
24 South Portage Street
Doylestown, Ohio 44230

The Agreement Application will be reviewed by the Housing Officer for completeness and eligibility and then forwarded to the Doylestown Village Council. At which time, Council Will authorize the Mayor to execute a Community Reinvestment Area Agreement with the property owner.

Upon completion of the improvement project, the Village will file the appropriate documentation with the Wayne County Auditor to certify the tax exemption for the property.

When Does the Tax Abatement Begin?

The tax abatement begins in the year following the calendar year in which the certification is made to the County Auditor; *i.e., if you have applied for, and been awarded an abatement during the 2016 calendar year, your abatement will be applied to your tax bill in the Year 2017, payable in Year 2018.*

How much is My Tax Abatement and How Long Will It Last?

Within the Community Reinvestment Area, the percentage of tax exemption on the increase in the assessed valuation resulting from improvements to commercial and industrial real property shall be up to One Hundred Percent (100%) and the term of those exemptions shall be up to Fifteen (15) years. For residential property, a tax exemption of up to One Hundred Percent (100%) of the increase in the assessed valuation resulting from improvements as described in ORC Section 3735.67 shall be granted upon proper application by the property owner and certification thereof by the designated Housing Office for a period of up to Fifteen (15) years. Residential applications must be filed with the Housing Officer no later than six (6) months after construction completion. For remodeling, during the period of the exemption, the exempted percentage of the dollar amount of the increase in market value of the structure shall be exempt from real property taxation. For new construction, during the period of the exemption the exempted percentage of the structure shall not be considered to be an improvement on the land on which it is located for the purpose of real property taxation.

COMMUNITY REINVESTMENT AREA PROCEDURES

General

Since the Village's CRA was created after July 1, 1994, the Village must receive confirmation from the Director of the Ohio Department of Development prior to formally granting a real property tax incentive for commercial and industrial uses. You will need to send residential abatements to them too, but they are not as concerned about those. You have to file the exemptions with the State, but don't expect anything back.

If a proposed project will generate a new annual payroll of one million dollars or more, the Village and the Board of Education must negotiate a revenue sharing agreement outlining the manner and procedure of the agreed upon compensation. If no agreement is reached within six months of the finalization of the CRA Agreement, then the income tax revenues generated by the new employees will be split 50/50 between the Village and the School Board.

Applications will come to you as the Housing Officer. When you get them, you are supposed to check them for accuracy and to verify eligibility. With residential applications, you certify them to the County Auditor. Before you do that, you have to give the School Board notice (see below) and send a copy to the Ohio DOD. You don't need to get anything back from either agency, just send the notice. Then you can file it with Auditor. Most County Auditors will send a stamped certification back to you. You may need to discuss with the Wayne County Auditor. Usually the community sends a copy of the certification to the property owner to verify the exemption.

For commercial and industrial application the company has to enter into an agreement with the Village to create or preserve jobs in exchange for the abatement. I have provided drafts of an application form (which is required) and a model agreement that the Village can use.

Residential applications are supposed to be filed upon the completion of the construction project, but generally must be within at least 6 months of completion.

Commercial and industrial projects are supposed to file an application and enter into the abatement agreement before they start construction since this program is intended to be an incentive to get them to build.

Notice Requirements

Notice of all commercial and industrial projects must be given to the Chippewa Board of Education a minimum of 14 days prior to the formal review of the agreement by Village Council. If there is a joint vocational school, you are supposed to send them notice too.

Notice to the school board for residential applications is required 14 days prior to your sending the certification of the exemption to the County Auditor.

When a proposed CRA assisted project involves the relocation of any portion of the operations of a business that is located elsewhere Within the state to the Village, Village must provide to the local legislative authority of the county or municipality from which the relocation will occur a notice not less than 30 days before the formal review or approval of the CRA Agreement. The formal notice must include a copy of the agreement to be considered.

Agreements Required

Each commercial or industrial property owner who wants to receive abatement must complete an “Agreement Application” that is used by the Village to create legislation authorizing the Mayor to sign an abatement agreement. The application and agreement must be forwarded to both the school board and the State Dept. of Development before it is certified to the County Auditor.

