

PERRY TOWNSHIP **RESIDENTIAL CRA PROGRAM**

ABOUT CRA

The Community Reinvestment Area is a zone within Perry Township where homeowners who remodel existing homes or construct new homes may receive tax abatements on future tax increases. It is a program designed to help homeowners improve their homes by allowing a tax savings. On September 20th, 2021, the State of Ohio approved the CRA for Perry Township. The CRA includes the entire Township of Perry (not including property in the City of Salem). If your property is within the township limits, you are eligible to apply for the CRA tax abatement.

WHAT IS ABATED

- Ten (10) years, for the remodeling of every residential dwelling unit containing not more than two housing units and upon which the cost of remodeling is at least \$2,500, as described in ORC Section 3735.67, and with such exemption being One Hundred percent (100 %) for each of the Ten (10) years.
- Ten (10) years, for the remodeling of every residential dwelling unit containing more than two housing units and upon which the cost of remodeling is at least \$5,000, as described in ORC Section 3735.67, and with such exemption being One Hundred percent (100 %) for each of the Twelve (12) years.
- Fifteen (15) years, for the construction of dwellings containing not more than 2 housing units, as described in ORC Section 3735.67, with such exemption being One Hundred percent (100 %) for each of the Fifteen (15) years.

HOW IT WORKS

- A homeowner remodeling or constructing a new home within the CRA fills out a simple CRA application form (available below) and provides it to the Housing Officer at the Township Building when they apply for their Zoning Permit. If a homeowner fails to apply for a Zoning Permit, their property is ineligible for the CRA.
- The homeowner provides the cost or estimated cost of the project. Copies of receipts, materials, invoices, contractor invoices must be provided upon request.
- Township officials verify the investment made and determine if the property may receive the tax abatement. The Township may also contact you with additional questions.
- The Township officials send a confirmation letter to the Columbiana County Auditor, requesting that any future taxes resulting from the new investment be 100% abated for 10 or 15 years.
- In the year following the approval of a homeowner's application, the Columbiana County Auditor will reassess the property. Any increase in property value will be abated up to the amount of the investment.
- The property must be residential in use and located within the CRA.

- Documentation of expenses are required to estimate the actual improved value.
- The investment must be at least \$2,500.00.

OBLIGATIONS

As part of the program, the homeowner must maintain the investment made, or not let the property fall into disrepair. This means meeting all zoning codes. Also, property owners must remain current with their taxes. Violating zoning codes or becoming delinquent on taxes could result in the exemption being revoked. Meeting these obligations helps improve the value of the home, as well as the value of the neighborhood, creating a safe and prosperous environment.

HOW TO PARTICIPATE

The homeowner must submit a Residential CRA application and documentation of expenses to Perry Township Housing Officer at the Township Building (2198 North Ellsworth Ave, Salem, Ohio 44460. Phone (330-853-8835) when applying for a permit.

Residential Projects CRA Tax

Abatement Application

(NOTE – New Construction of three or more residential units is a commercial project. Please use commercial application form.)

PERRY TOWNSHIP TRUSTEES
OFFICE OF ZONING
PERRY TOWNSHIP
 2198 North Ellsworth Ave
 Salem, Ohio 44460

Name of Property Owner: _____

Address of Subject Property: _____

Tax Parcel Number: _____

Mailing Address of Property Owner: _____

Phone Number of Property Owner: _____

Type of Exemption: _____ New Construction _____ Remodel/ Repair/ Rehabilitation

Number of Units: _____

Estimated Completion Date of Project: _____

Please describe the cost of real property improvements proposed with this application. Please use additional sheets or attach construction estimates if necessary

	Item	Cost *
	<i>Example: New Roof</i>	<i>\$5,000</i>
1.		
2.		
3.		
4.		
5.		
6.		
	Total	

* Cost- Copies of receipts, materials, invoices, contractor invoices must be provided upon request

Certification: I, as the applicant and property owner, hereby certify that the above information is true and correct to the best of my knowledge. I have read, and I understand the rules and regulations of Perry Township CRA. I also understand that if I do not meet the requirements or the information outlined or provided on this application at any time during the term of the tax incentive, Perry Township may remove said tax incentive.

Signature

Printed Name

Date

FOR OFFICIAL USE ONLY

- 1. Property is within CRA boundaries: _____ YES _____ NO
- 2. Project meets required investment level: _____ YES _____ NO
- 3. Residential property is **less** than three units: _____ YES _____ NO
- 4. Residential property is **more** than three units: _____ YES _____ NO
- 5. Project Meets Zoning/ Maintenance Regulations: _____ YES _____ NO
- 6. Property Taxes Are Paid To-Date: _____ YES _____ NO
- 7. Period of Exemption for this improvement: _____ years.
- 8. Permit #: _____

I hereby certify that the project described herein meets the necessary requirements for the Community Reinvestment Area Tax Abatement Program for Perry Township, Ohio under Ordinance No. 38-2021 passed on August 26, 2021, and effective September 20, 2021 according to Ohio Revised Code Sections 3735.66.

Housing Officer
Perry Township, Ohio

Date