

CITY OF SPRINGDALE
Community Reinvestment Area Application
Residential Project – New Construction up to 2-Unit Dwellings

It is important to submit the abatement application **as soon as construction is complete**.
Please complete pages 1 and 2 of this document and submit, along with a
\$250 application fee (made payable to **HCDC, Inc.**), to:

HCDC Economic Development
Clinton McIntosh, Economic Development Specialist
1776 Mentor Avenue Suite 100
Cincinnati, Ohio 45212
Phone: (513) 458-2212

Please read and retain the information on page 3 for your records. Please retain a copy of this
application and all supporting documents for your records.

1. Address of subject property:

_____ Zip: _____

2. Name of real property owner(s): _____

3. Phone: _____ Email: _____

4. Address of real property owners:

_____ Zip: _____

5. Number of dwelling units (check one): _____1 _____2

6. Housing Tenure Type (check one): _____Owner-Occupied _____Rental

7. Hamilton County Auditor Parcel ID#: _____

Please submit the following with your application:

Brief description of work, including the construction timeline and completion date:

- A copy of all closed Building Permit(s) and/or the final Certificate of Occupancy issued for the work claimed. Please note that a list of required residential permits can be found here: <https://www.springdale.org/permits-residential.aspx>
 - Please call your contractor or the Springdale Building Department at 513-346-5730 to obtain the closed permits or final Certificate of Occupancy.

- Total cost new construction*: \$_____ **OR**
Final sale price of the new residential unit \$_____

- Include documentation to support cost of new construction or final sale price. Here are some common examples of documentation:
 1. A list identifying the general categories of the work completed, the date the work was completed, and each category's expense. A labor cost for your own work can also be included.
 2. Signed copy of the bank loan documents at closing. (Closing Disclosure Summary Document or ALTA Summary Statement only; please do not provide a copy of the entire loan packet)

- \$250 application fee (check made payable to **HCDC, Inc.**)

**You must document at least \$150,000 in costs for the construction of new residential dwellings containing not more than two housing units. Residential applications should be filed with HCDC Economic Development no later than six (6) months after construction completion.*

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 are true, correct, and complete.

Date

Signature of Property Owner(s)

CRA Residential Tax Abatement Information

- The period for tax abatement begins during the tax period when the improvements are added to the building valuation, although it is not applied to the property until the application date (please note that it is possible that late applications may result in lost abatement years, as residential abatements do not relate back to prior tax years). The abatement is on the improvements to the property's increased taxable value. Taxes on the land itself or to unrelated previous improvements to the property are not included in the abatement. An application is only accepted AFTER the improvements have been made. It is important to submit the abatement application as soon as the project is complete. The abatement will be credited from the date the application is received without relating back to prior tax years.
- Exemption value is determined by the Hamilton County Auditor's office. You will receive a letter from the Auditor's Office after the Auditor's appraisal has been completed. After the Auditor receives your application, further follow-up is with that office. The Hamilton County Auditor can be contacted at (513) 946-4000.
- The Hamilton County Auditor's Office determines the abatement amount based on the type of the improvements as well as when the abatement period begins. A letter will be received from the Auditor's Office after the Auditor's appraisal has been completed. PLEASE BE AWARE THAT THE VALUATION DETERMINATION COULD TAKE FROM SEVERAL MONTHS UP TO TWO YEARS as taxes are one year in arrears and the Auditor will hold the application until the affected tax period.
- 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 tax abatement applications may be subject to an exterior inspection prior to final approval. If building code violations are observed, the application will be denied until the deficiencies are addressed. Properties with current abatements will have their tax abatement revoked if violations are placed against the property and the violations are not resolved. Properties with current abatements that are delinquent on taxes may also have the abatement revoked.
- Any person denied tax exemption by the 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.
- It is within the discretion of the City Council of Springdale to repeal the resolution granting tax exemption.