



CITY OF WARRENSVILLE HEIGHTS
BRADLEY D. SELLERS, MAYOR

**COMMUNITY REINVESTMENT AREA RESIDENTIAL TAX ABATEMENT APPLICATION
FOR
NEW CONSTRUCTION & REMODELING OF SINGLE & MULTI FAMILY STRUCTURES**

PLEASE PRINT

DEVELOPER: _____ HOMEOWNER: _____
ADDRESS: _____ ADDRESS: _____
CITY: _____ CITY: _____
ZIP CODE: _____ ZIP CODE: _____
PHONE: _____ PHONE: _____
E-MAIL: _____ E-MAIL: _____

NAME OF DEVELOPMENT (IF APPLICABLE): CHATEAUX OF EMERY WOODS
TOTAL PROJECT DEVELOPMENT UNITS (IF APPLICABLE): N/A
TOTAL PROJECT COST (IF APPLICABLE): _____
ADDRESS OF PROPERTY TO BE ABATED: _____
PERMANENT PARCEL NUMBER/SUB LOT NUMBER: _____
WARRENSVILLE HEIGHTS CRA AREA: SOUTHEAST
UNITS ABATED THIS APPLICATION: 1
COST OF NEW CONSTRUCTION/SALE PRICE: _____
BUILDING PERMIT NUMBER (ATTACH COPY): _____
ISSUANCE DATE OF BUILDING PERMIT: _____
COMPLETION DATE (ATTACH COPY OF CERTIFICATE OF OCCUPANCY): _____
SIGNED PURCHASE AGREEMENT (ATTACH COPY): YES _____ NO _____
CRA APPLICATION FEE (ENCLOSE CHECK) YES _____ NO _____

**NOTE: ALL REQUESTED DOCUMENTS MUST BE ATTACHED IN ORDER FOR APPLICATION TO BE PROCESSED.
PLEASE PROCEED TO SIGNATURE PAGE**



CITY OF WARRENSVILLE HEIGHTS COMMUNITY REINVESTMENT APPLICATION
SIGNATURE PAGE

OWNER AFFIRMATIVELY COVENANTS THAT IT DOES NOT OWE: (1) ANY DELINQUENT TAXES TO THE STATE OF OHIO, CITY OF WARRENSVILLE HEIGHTS, OR A POLITICAL SUBDIVISION OF THE STATE; AND (2) ANY OTHER MONEYS TO THE STATE OF OHIO, A STATE AGENCY OR A POLITICAL SUBDIVISION OF THE STATE OF OHIO THAT ARE PAST DUE, WHETHER THE AMOUNTS ARE BEING CONTESTED IN A COURT OF LAW OR NOT.

SIGNATURE (OWNER) DATE

SIGNATURE (OWNER) DATE

SIGNATURE (DEVELOPER) DATE

AFFIDAVIT

STATE OF OHIO
COUNTY OF _____ } ss.

BEING DULY SWORN, _____ SAYS AS FOLLOWS:

(WRITTEN SIGNATURE) _____

(TYPED OR PRINTED NAME) _____

SWORN TO AND SUBSCRIBED IN MY PRESENCE THIS _____ DAY OF _____, 20_____.

(WRITTEN SIGNATURE) _____

(TYPED OR PRINTED NAME) _____

NOTARY PUBLIC, STATE OF OHIO

MY COMMISSION EXPIRES _____, 20_____

RECORDED IN _____ COUNTY

RETURN APPLICATION TO: **JEROME A. DUVAL**
CITY OF WARRENSVILLE HEIGHTS
DEPARTMENT OF ECONOMIC DEVELOPMENT
4301 WARRENSVILLE CENTER ROAD
WARRENSVILLE HEIGHTS, OHIO 44128



**City of Warrensville Heights
Department of Economic Development**

**Community Reinvestment Area (CRA) Program
Residential Tax Abatement**

FACT SHEET

WHAT IS TAX ABATEMENT?

Tax abatement is the temporary elimination of increased real property valuation taxes on the improvement to real property (Land). On a residential structure the County Auditor has the property values broken into two valuations; land and building. These two valuations actually represent the breakdown of the total property value the County Auditor places on that Parcel. The portion of the parcel that represents the building valuation is the amount that is used for tax abatement purposes. The land valuation on the parcel is not exempt from paying its full share of property taxes.

Tax abatement is generally offered as a stimulus for new developments or as an incentive for redevelopment. The Residential Tax Abatement Program was created as a tool for potential/existing developers and homebuyers that can be used to reduce their monthly expenses by restricting real estate tax obligations.

WHO CAN APPLY FOR TAX ABATEMENT?

Anyone building or rehabilitating residential property in the City of Warrensville Heights can apply for a tax exemption.

WHO FILES THE APPLICATION?

Generally, for new construction, the builder or the homeowner files the application with the department of Economic Development. Please ensure all of the required documentation is attached to the application. In the cases of rehabilitation or remodeling, the property owner must file the application.

WHAT AREAS OF THE CITY OF WARRENSVILLE HEIGHTS ARE ELIGIBLE FOR TAX ABATEMENT?

The City of Warrensville Heights has three Community Reinvestment Areas (CRA); Warrensville Heights CRA West, Warrensville Heights CRA Northeast, and Warrensville Heights CRA Southeast. Each CRA program is different and unique to the area of Warrensville Heights that it represents. Please contact the Warrensville Heights Economic development Department to see the boundaries of these three defined areas.

WHAT ARE THE TERMS AND RATE OF AN ABATEMENT?

Warrensville Heights CRA terms and rates are specific to the specific CRA in which the application property is located. The following CRA areas have these specific terms and rates:

1. Warrensville Heights CRA West

- a. New Construction – Single Family
 1. Single family homes shall have a term of seventy-five (75) % and fifteen (15) years.
- b. New Construction – Multi-family
 1. Multi-family units shall have a term of seventy five (75) % and fifteen (15) years.
 2. Single Family homes (U-1) and multi-family homes (U2-A) classified with a Public Service housing designation as defined by ordinance shall have a term of one hundred (100) % and fifteen (15) years
- c. Rehabilitation – Single/Multi-Family
 1. Residential projects that consist of remodeling of dwellings 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, shall have a term of one hundred (100) % and ten (10) years.
 2. Residential projects that consist of remodeling of dwellings 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, shall have a term of one hundred (100) % and ten (10) years.

2. Warrensville Heights CRA Northeast

- a. New Construction – Single Family/Multi-Family
 1. Single family and Multi-family unit shall have a term of seventy-five (75) % and fifteen (15) years.
 2. Single Family homes (U-1) and multi-family homes (U2-A) classified with a Public Service housing designation as defined by ordinance shall have a term of one hundred (100) % and fifteen (15) years.
 3. Multi-family project, with units only for market rate rental shall have a term of one hundred (100) % and fifteen (15) years.
- b. Rehabilitation – Single/Multi-Family
 1. Residential projects that consist of remodeling of dwellings 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, shall have a term of one hundred (100) % and ten (10) years.
 2. Residential projects that consist of remodeling of dwellings 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, shall have a term of one hundred (100) % and ten (10) years.

3. Warrensville Heights CRA Southeast

- a. New Construction – Single Family/Multi-Family
 1. Single family and Multi-family unit shall have a term of seventy-five (75) % and fifteen (15) years.
 2. Single Family homes (U-1) and multi-family homes (U2-A) classified with a Public Service housing designation as defined by ordinance shall have a term of one hundred (100) % and fifteen (15) years.
- b. Rehabilitation – Single/Multi-Family
 1. Residential projects that consist of remodeling of dwellings 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, shall have a term of one hundred (100) % and ten (10) Years.
 2. Residential projects that consist of remodeling of dwellings 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, shall have a term of one hundred (100) % and ten (10) Years.

WHEN CAN AN APPLICATION BE FILED?

The CRA application for **new construction** must be filed with the City of Warrensville Heights Economic Development Department at least 30 days prior to the issuance of the certificate of occupancy or completion of the housing unit.

In the cases of **remodeling** or **rehabilitation**, the application must be filed with the Economic Development Department **before** the actual work commences.

In both cases, the Community Reinvestment Area Tax Abatement application **must be approved by the Warrensville Heights City Council.**

IS THERE AN APPLICATION FEE?

Yes, the City of Warrensville Heights Community Reinvestment Area Residential Tax Abatement Program has an application fee of **\$750**. This fee is used to cover costs associated with the annual CRA program report for each property receiving a tax abatement. The State of Ohio Department of Development, which oversees the program, requires an annual report to be filed on each CRA tax abatement property given by the City of Warrensville Heights for every year a tax abatement is received.

IS THERE A FILING DEADLINE?

Yes. CRA tax abatement applications, for new construction projects, must be filed with the City of Warrensville Heights Economic Development Department, by the developer or homeowner, at least 14 days in advance of the project being given a final certificate of occupancy. At the point that the Certificate of Occupancy is issued, the applicant must ensure a copy of the certificate is given to the Economic Development Department **within five (5) days of issuance**. The State of Ohio requires that the Warrensville Heights Board of Education, County of Cuyahoga Fiscal Office, and the State of Ohio be notified of the CRA applications filing immediately after the Certificate of Occupancy is issued. The same also applies to CRA tax abatement applications for remodeling or rehabilitation projects **except for** the requirement that the application be filed **before** any construction work is started on the project.

WHO NOTIFIES THE MORTGAGE COMPANY OF THE TAX ABATEMENT?

It is the homeowner's responsibility to forward the approved tax abatement certification documentation to their mortgage company.

HOW CAN THE TAX ABATEMENT BE REALIZED THE 1ST YEAR OF OWNING A HOME?

The abatement is realized as soon as the County Fiscal Office places value on the property provided the tax abatement application has been filed with the City of Warrensville Heights and the County Fiscal Office.

WHEN DOES THE TAX ABATEMENT BEGIN?

The abatement is realized as soon as the County Fiscal Office places value on the property provided the tax abatement application has been filed with the City of Warrensville Height and County Fiscal Office. It should be noted that the State of Ohio and Cuyahoga County Fiscal Office will apply the first year of the granted tax abatement in the year the certification is received from the City. And by Ohio Revised Code Sec. 3735.67, the County Auditor will consider this partial year to be equivalent to a full year of tax abatement.

Note: The County Fiscal Office is one year behind in taxes. Example: Calendar year 2015, is tax year 2014.

CAN THE TAX ABATEMENT BE REVOKED?

Yes. The property must continue to meet the City of Warrensville Heights Building and Housing codes and all taxes must be kept current. If a property is found to be deteriorated, have violations and/or delinquent in taxes, the **tax abatement will be revoked.**

FOR ADDITIONAL INFORMATION OF THE CITY OF WARRENSVILLE HEIGHTS RESIDENTIAL TAX ABATEMENT PROGRAM, PLEASE CONTACT THE DEPARTMENT OF ECONOMIC DEVELOPEMNT AT (216) 587-1144.

Can a Tax Abatement Application be declined?

Yes! The CRA tax abatement application can be declined for certain reasons such as:

- (1) The applicant(s) is delinquent in any taxes to the City of Warrensville Heights, the State of Ohio, or a political subdivision of the State of Ohio.
- (2) The applicant(s) has been found to have provided false information in the documentation used to obtain the CRA tax abatement.
- (3) The applicant has submitted for approval an incomplete application.