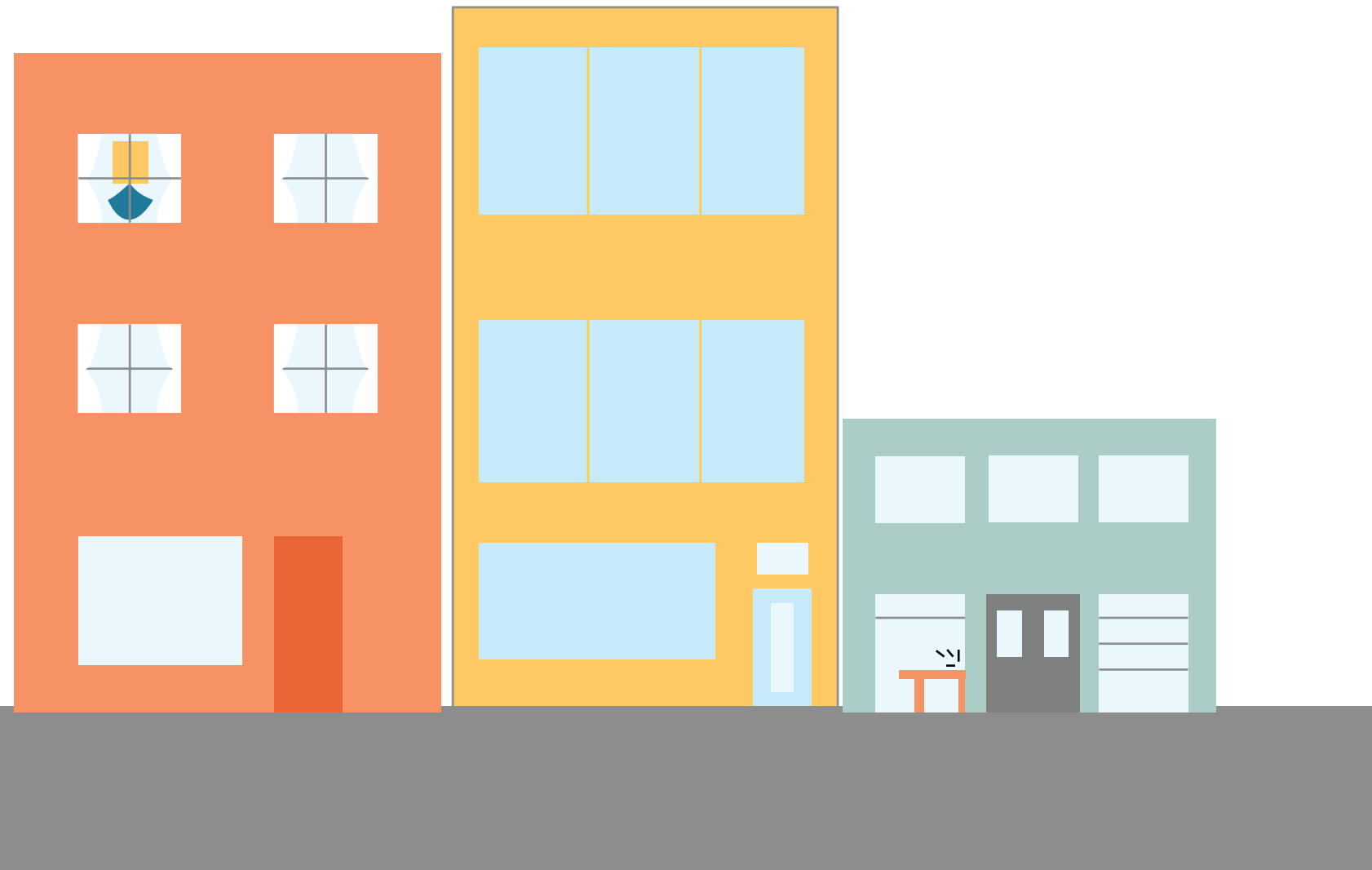


**COMMUNITY
REINVESTMENT AREA
101
*RESIDENTIAL CRA***

WHAT'S THE DIFFERENCE?

COMMUNITY REINVESTMENT AREA

Industrial, Office, Commercial, 4+ Residential Units



RESIDENTIAL CRA

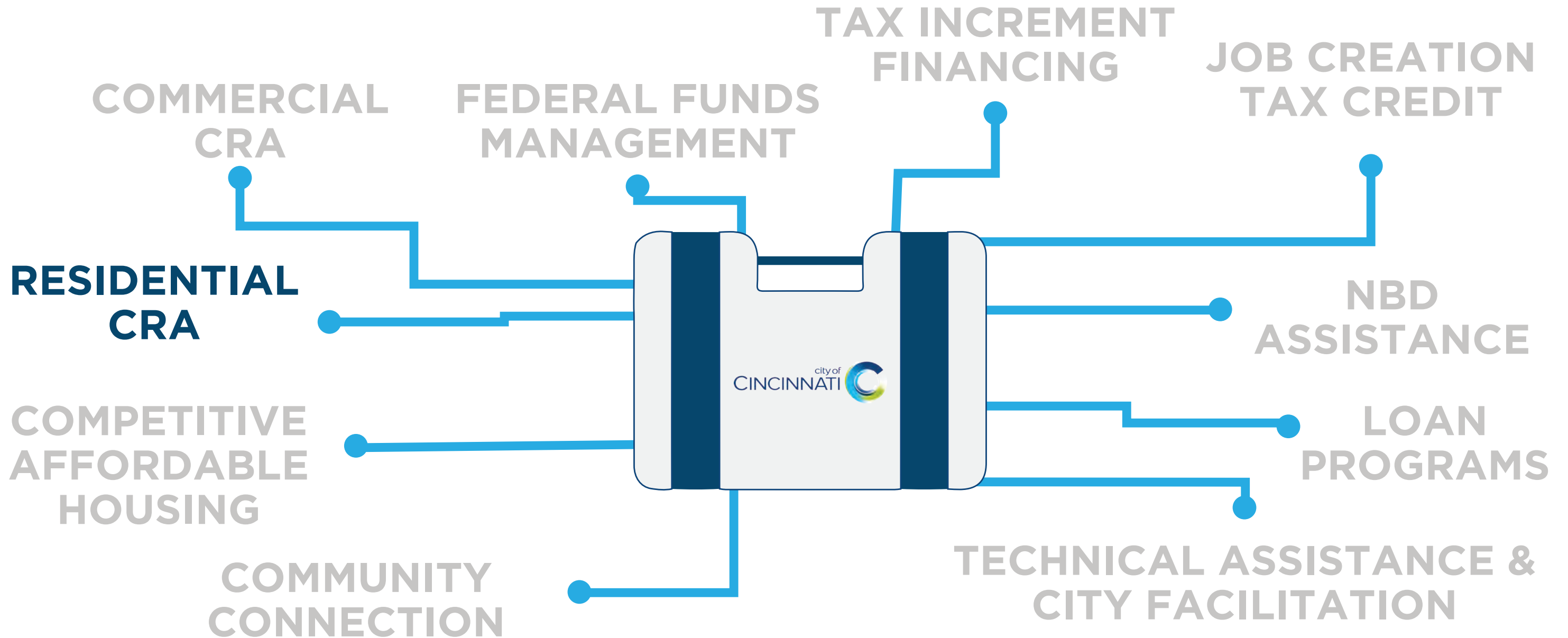
1-3 Residential Units



HAVE A PLAN TO INVEST IN RENOVATIONS OR BUILD A NEW HOME?



HOW CAN THE CITY HELP?

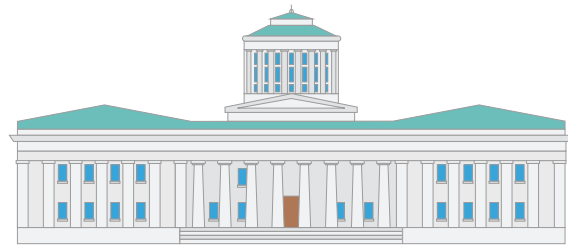


WHAT EXACTLY IS A RESIDENTIAL PROPERTY TAX ABATEMENT?

When you build a new home or invest in renovations, your property taxes can go up. The Residential Property Tax Abatement program enables property owners to **only pay taxes on the pre-improvement value** of their property for 10-15 years.

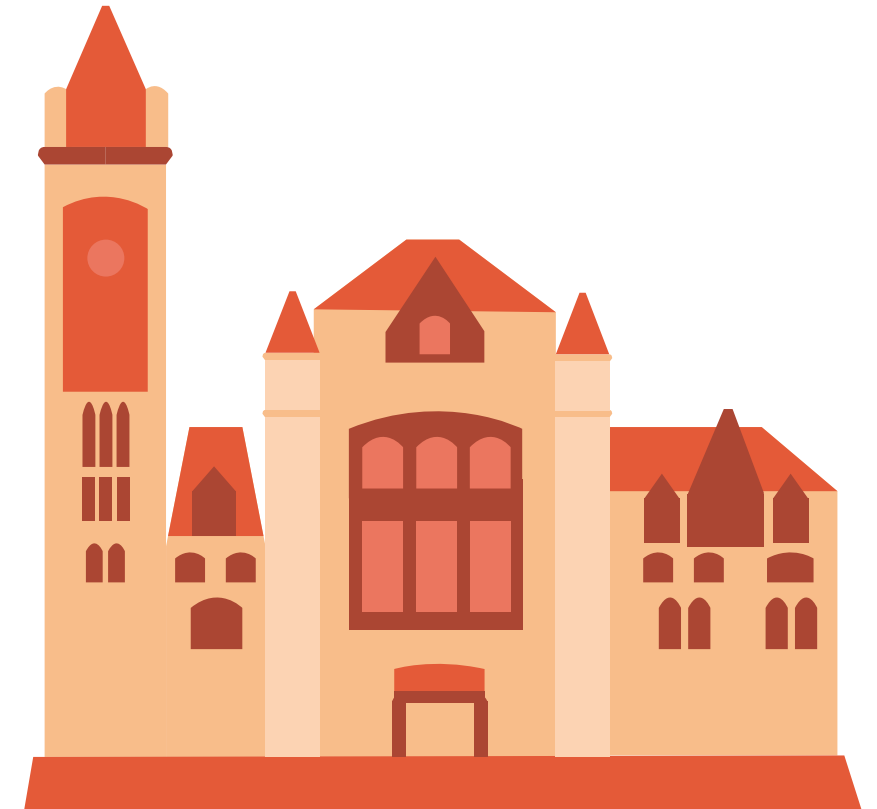
An abatement is available for any increased valuation, as determined by the Hamilton County Auditor, that results from improvements to the property for new construction and renovation.

WHAT EXACTLY IS A RESIDENTIAL PROPERTY TAX ABATEMENT?



STATE

The State of Ohio authorizes municipalities to abate property taxes in certain circumstances. According to Ohio Revised Code 3735.65–3735.70, each municipality must appoint a “Housing Officer” for each community reinvestment area.



LOCAL

According to Cincinnati City Council Ordinance Nos. 274-2017 and 276-2017, Residential CRAs are available within certain parameters for newly constructed and remodeled one-, two-, and three-unit residential structures. DCED was appointed by City Council to be the housing officer for this program and its sole role is to process residential abatements in accordance with state law and the policies set forth by City Council.

CINCINNATI CITY COUNCIL RESIDENTIAL CRA POLICIES

CONSTRUCTION TYPE	CONDITIONS	MAXIMUM MARKET IMPROVEMENT VALUE	TERM (YEARS)
REMODELING	Non-LEED/Non-LBC Qualified	\$275,000	10
	HERS Qualified	\$275,000	12
	Visitable	\$275,000	12
	HERS + Visitable	\$275,000	14
	LEED Certified	\$275,000	15
	LEED Silver	\$400,000	15
	LEED Gold or LBC Net Zero	\$562,000	15
	LEED Platinum, LBC Full, or LBC Petal (must include “Energy Petal”)	No maximum	15
NEW CONSTRUCTION	Non-LEED/Non-LBC Qualified	\$275,000	10
	Visitable	\$275,000	12
	LEED Certified	\$275,000	12
	LEED Certified + Visitable	\$275,000	14
	LEED Silver	\$400,000	15
	LEED Gold or LBC Net Zero	\$562,000	15
	LEED Platinum, LBC Full, or LBC Petal (must include “Energy Petal”)	No Maximum	15

**City Council Approved Ordinance No. 276-2017*

***City Council Policies set all residential CRAs at 100%*

PROPERTY TAX BREAKDOWN

BEFORE

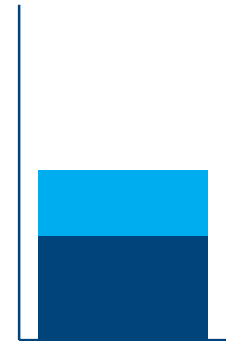
CURRENT TAX LIABILITY



CURRENT TAX
PAYMENT

AFTER

POST-IMPROVEMENT TAX LIABILITY



ABATED TAXES
CURRENT TAX
PAYMENT

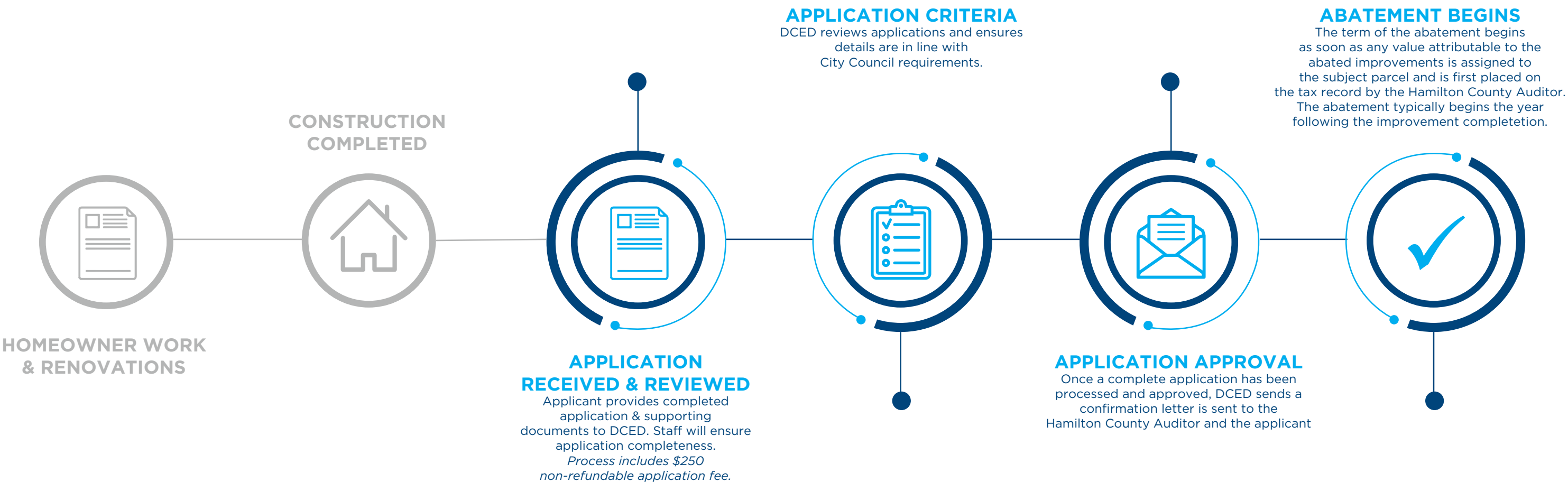
APPLICATION CRITERIA

DCED reviews applications and ensures details are in line with City Council requirements.


- ✓ Full application & \$250 non-refundable application fee
- ✓ Limited to rehab or new construction of condominiums, one, two, or three-unit, residential-only structures
- ✓ At least \$2,500 (one and two-unit structures) or \$5,000 (three-unit) in costs
- ✓ Properly permitted
- ✓ Pass an exterior inspection

RESIDENTIAL CRA TIMELINE

8-Week Process



FINDING PROPERTY TAX INFORMATION



COUNTY AUDITOR ON-LINE
Hamilton County Auditor Dusty Rhodes
138 East Court St., Cincinnati, Ohio 45202 - (513)946-4000 - dusty.rhodes@fuse.net

Online Property Access

Property Search

Step 1: Select a Search Method
What would you like to search by?
☐ Owner ☒ Street Address ☐ Parcel ID ☐ Sales ☐ Advanced

Step 2: Enter Search Information

Street Address Criteria

House # Range

-

Exact/Low High Range

Street Name

Search Tips:

1. Type street name only in "street name" field (without ST, DR, CT suffix)
2. For exact search, enter a property address number in the Exact/Low Range and leave the High Range empty. Enter Street Name (without suffix) and click Search.
3. For a range of property on a street, enter Low Range and High Range. Enter Street Name (without suffix) and click Search.
4. Putting a property address number in the Exact/Low Range field with no Street Name and clicking Search will give you results of all properties with that address number for all streets.
5. To check spelling of a street in our system click the street listing - [Street Listings](#)

Search

Clear Form

I Want To...

- [Start a New Search](#)
- [Email the Auditor](#)
- [View the Online Help](#)
- [Auditor's Home](#)

RESIDENTIAL CRA
QUESTIONS?