

**City of Akron, Ohio**  
**Department of Planning and Urban Development**  
***Division of Comprehensive Planning***  
**330-375-2090**

**COMMUNITY REINVESTMENT AREA  
RESIDENTIAL TAX ABATEMENT PROGRAM**

**What is a Community Reinvestment Area?**

- A Community Reinvestment Area (CRA) is an area of land in which a property owner can receive tax incentives for investing in real property improvements. The entire City of Akron has been designated as a CRA.
- The CRA provides for temporary tax abatement of increased real property taxes on significant residential remodeling or new residential construction within the area (for mixed-use projects, only the residential portion will be eligible for the abatement).
- CRA's are used to encourage revitalization of the existing housing stock and the development of new structures.

**What is Akron's residential CRA Tax Abatement?**

- The abatement allows owners to pay taxes solely on the pre-improvement assessed value of their residential property for 15 years after improvements are completed. Property owners will not be required to pay property taxes on any increase in value that resulted from renovation or new construction on the property for a period of 15 years.
- The abatement stays with the property for the 15-year duration of the abatement. If it is sold during the 15-year period of the abatement, the new owner continues to receive the abatement.
- At the end of the 15 years of abatement, the property will be taxed at its total post-improvement assessed value.

<b>Type of Structure</b>	<b>Minimum Cost of Improvements</b>	<b>Period of Abatement</b>
New construction of single family homes or multi-family investor owned properties	All new construction	15 years
Existing single-family and multi-family housing <b>rehabilitation</b>	\$5,000*	15 years

*\*It is not anticipated that property improvements of less than \$5,000 will result in an increase in property taxes*

## What types of improvements qualify?

Major improvements that **MAY** qualify homeowner for tax abatement:

- ✓ Build a new porch
- ✓ Remodel a basement/attic into living space
- ✓ New additions to an existing structure
- ✓ Install a sunroom
- ✓ New construction
- ✓ Cut and renovate a home or apartment building
- ✓ Build or enlarge a garage
- ✓ Install indoor fireplace
- ✓ Install new additional bathroom

Improvements that **LIKELY WILL NOT** increase assessed value of residential property:

### Exterior Residential Improvements

New roof installation  
Solar panels  
Aluminum siding installation  
Siding repair  
Storm window/door installation  
Adding windows/doors  
Repair/replace/add shutters  
Install awnings  
Add/replace gutters/downspouts  
Repaint, repair, replace masonry  
Add window boxes  
Repair/replace porches/steps  
Install outdoor lighting  
Install sprinkler system  
Plant lawns/shrubs/grass/plants  
Scrape/paint house  
Install/repair/replace sidewalks  
Swimming pool

### Interior Residential Improvements

Remodel kitchen  
Paint/wallpaper/redecorate  
Add closets  
Resurface floors  
Resurface ceilings/walls  
Repair plaster  
Install window blinds  
Add built-in bookcases  
Add built-in cabinets  
Replace furnace with same kind  
Replace hot water heater  
Replace oil or gas burner  
Replace plumbing  
Rewire completely  
Add electrical circuits/outlets  
Install/replace light fixtures

## Are there any restrictions?

- Appropriate building permits must be issued to qualify for the tax abatement. Certificates of Occupancy or final inspections signed PRIOR TO APRIL 24, 2017 WILL NOT qualify the property for abatement.
- The property must be located in the City of Akron and identified on the Summit County Fiscal Office Auditor property card as being located within the City of Akron.
- Property taxes and assessments cannot be delinquent.

- The property must be appropriately maintained or the tax exemption may be revoked.
- Only residential structures are eligible for the abatement. For mixed-use structures, only the residential portion will be eligible.
- Properties must meet City of Akron zoning requirements.
- A minimum \$5,000 investment in renovation or construction is required to apply.
- Per the Ohio Revised Code Section 3735.67, if the housing structure qualifies as a historic structure, the appropriateness of the remodeling must be certified, in writing, by an authorized person or organization prior to issuance of abatement.

### **What are the steps in the process?**

- **Step 1** - The developer must pull a building permit with the Summit County Building Department located at 1030 E Tallmadge Ave # 3, Akron, OH 44310.
- **Step 2** - Undertake construction or remodeling.
- **Step 3** - Upon completion of work, obtain the appropriate Certificate of Occupancy or signed final inspections from the Summit County Building Department.
- **Step 4** - Complete the City of Akron Community Reinvestment Area Tax Abatement-Residential Application and submit to:  
**City of Akron Tax Abatement**  
**Department of Planning and Urban Development**  
**Comprehensive Planning Division**  
**166 S. High Street, Room 401**  
**Akron, Ohio 44308**
- **Step 5** - The City of Akron Department of Planning and Urban Development reviews the applications for completeness. If the application and supporting documentation meet the requirements, the application will be processed for tax abatement. The application will be forwarded to the County Auditor's Office.
- **Step 6** - The Summit County Auditor will conduct a field inspection and verify new construction/rehabilitation. Value (if appropriate) will be added to the property. Tax adjustments will be made accordingly.

**The tax abatement does NOT guarantee abatement for county periodic reassessments. The abatement is only for the increase in assessed property tax value triggered by the current remodeling or new construction improvements.**

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**COMMUNITY REINVESTMENT AREA TAX ABATEMENT - RESIDENTIAL APPLICATION**

*Date Received: (office use only)* \_\_\_\_\_ *Application #: (office use only)* \_\_\_\_\_

**An application fee of \$50.00 made payable in the form of a check to the City of Akron is due upon submission of your application.**

1. Name of Real Property Owner: \_\_\_\_\_

2. Address of Real Property to be Abated: \_\_\_\_\_

3. Tax Mailing Address (if different from #2) \_\_\_\_\_

4. Exemption sought for:     New Structure                       Remodeling

5. Building Use:         Residential - Single-family    Residential - Condominium  
                                  Residential - Multi-family

6. Construction or Remodeling Cost (attach verification): \_\_\_\_\_

7. Date of Project Completion: \_\_\_\_\_    8. Parcel # \_\_\_\_\_

9. Description of Work Completed (attach additional information if you need more space):  
\_\_\_\_\_  
\_\_\_\_\_

10. For structures of historical or architectural significance, attach evidence that the appropriateness of the remodeling has been certified in writing by an authorized person or organization.

11. **Certificate of Occupancy:** Please include a copy of the Certificate of Occupancy or signed final inspections.

12. **Property Owner Certification:** *I certify that the above, and any attached information, is true and correct to the best of my knowledge. I certify that real and/or personal property taxes are not delinquent on this property. I understand that the granting of a tax abatement means that this property is subject to an annual inspection by the City of Akron Housing Officer and that the tax exemption may be revoked if the property is not maintained due to neglect of the owner. I understand that the tax abatement applies only to an increase in assessed property tax associated with the property improvements included in this application.*

13. Property Owner's Signature: \_\_\_\_\_

14. Applicant's Phone Number: \_\_\_\_\_ Date Application Completed: \_\_\_\_\_

15. Applicant's e-mail: \_\_\_\_\_

Please complete the application and return to:  
City of Akron Tax Abatement, Department of Planning and Urban Development, Comprehensive Planning Division, 166 South High Street, Room 401, Akron, Ohio 44308.

For Official Use Only - File with Summit County Auditor

**DO NOT WRITE BELOW**

A. Legal description of property: \_\_\_\_\_

Parcel number: \_\_\_\_\_

B. Permit number: \_\_\_\_\_

C. Length of exemption: *years* \_\_\_\_\_

D. Abatement Percentage: % \_\_\_\_\_

F. Effective Date: \_\_\_\_\_

G. Verification of construction cost: \_\_\_\_\_ new structure

\_\_\_\_\_ remodeling

H. Community Reinvestment Area # \_\_\_\_\_

I. Project meets ORC 3735.67 A \_\_\_\_\_

B \_\_\_\_\_

C \_\_\_\_\_

J. Project includes structures of historical significance \_\_\_yes \_\_\_no

If yes, written certification has been submitted \_\_\_yes \_\_\_no

L. **Housing Officer Certification:** *I certify that the project described herein meets the necessary requirements for the Community Reinvestment Area Program in the City of Akron, Ohio.*

Housing Officer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Date forwarded to LC Auditor: \_\_\_\_\_

Date received by LC Auditor: \_\_\_\_\_

LC Auditor Approval/Signature: \_\_\_\_\_

Date: \_\_\_\_\_