



Community Reinvestment Area Tax Exemption Program

The entire City of Mentor-on-the-Lake has designated a CRA to incentivize and encourage economic stability, maintain real property values, and generate new employment opportunities. Tax abatements for improvements to real property will be granted for situations:

- **Residential Properties – Single Family, Owner Occupied**
 - **Ten year, 100% abatement** for the remodeling of every single family, owner occupied residential dwelling upon which the cost of remodeling is at least \$2,500, as described in ORC Section 3735.67;
 - **Fifteen year, 100% abatement** for the construction of a single family, owner occupied dwelling, as described in ORC Section 3735.67.

- **Commercial or Industrial Property – Negotiated on a Case by Case Basis**
 - **Up to, and including, Twelve years, and up to, and including, 100% abatement** for the remodeling of existing commercial or industrial or residential facilities that contain three or more units and upon which the cost of remodeling is at least \$5,000, as described in ORC Section 3735.67;
 - **Up to, and including, Fifteen years, and up to, and including, 100% abatement** for the construction of new commercial or industrial facilities.

All commercial or industrial exemptions will be negotiated on a case by case basis in advance of all construction occurring.

To Qualify for a CRA Exemption, You Must:

- Own property within the City of Mentor-on-the-Lake.
- Obtain all necessary permits through the Lake County Building Department and Mentor-on-the-Lake Building Department.
- File an application with the City of Mentor-on-the-Lake Administrator / Housing Officer.
- Attach a copy of the legal description of your property to your application.

How to Apply:

When your application is received by the City of Mentor-on-the-Lake, it is reviewed for completeness, and the allowable abatement term is determined by the Housing Officer and City Council.

Once approved, your application is forwarded to the Real Estate Division of the Lake County Auditor's Office for certification. A copy of the abatement-certified application is then returned by the Auditor's Office to the City of Mentor-on-the-Lake. You will receive an official notification from the City of Mentor-on-the-Lake that your request for abatement has been approved and certified by the Lake County Auditor.

Abatement Takes Effect:

The approved tax abatement begins in the year following the calendar year in which the certification is made to the Lake County Auditor. (For Example: If you applied for, and were granted, abatement during the 2017 calendar year, your abatement will be applied to your tax bill in Year 2018, payable in Year 2019.)

Examples of Qualified Improvements:

For a list of improvement examples that are qualified, and not qualified for the CRA program, see the attached list provided by the Lake County Auditor's Office.



Application

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-Completed application with required documentation of expenses (invoices, receipts, etc.) must be submitted to: City of Mentor-on-the-Lake, Attn: Hollie Bartone, Housing Officer, at 5860 Andrews Road, Mentor-on-the-Lake, Oh 44060.

-Or scan and email to admindir@citymol.org.

1. Name, address and phone number of property owner:

Name: _____ Phone: _____

Email: _____

Property Address: _____

Parcel Numbers: _____

2. Exemption sought for (select one): _____ New Structure _____ Remodel

3. Date of Completion: _____

4. Project Description: _____

5. Amount of investment: \$ _____ New Construction \$ _____ Remodel

I, (Applicant Name) _____, property owner(s), hereby request a tax exemption of 100% for 10 years in accordance with the terms and conditions of the City of Mentor-on-the-Lake's Community Reinvestment Area (CRA) Program, established December 28, 2016. I (we) understand that this property is subject to inspection annually by the City of Mentor-on-the-Lake Housing Officer, and that if the property is found to not be properly maintained or resided in by the owner of record, the Housing Officer may revoke the tax exemption at any time after the first year of exemption.

Signature of Applicant/Homeowner

Date

Items Considered for Valuation Increases by the Auditor's Office

This list is not exhaustive and is meant as a guide

- 1) Living area additions
- 2) Porches, Patios, Decks
- 3) Finished basements
- 4) Bathrooms
- 5) Air conditioning
- 6) Garages
- 7) Outbuildings (pole construction or with footer foundations) Includes in-ground pools
- 8) Remodeling extensive enough to warrant changes in value. (ex: windows/roof/ siding/ doors at the same time, gutting the interior)

Items that do not cause increases in value

- 1) Replacing a roof (maintenance)
- 2) Replacing furnace/existing air conditioning units (maintenance)
- 3) New siding
- 4) Replacing any item that already exists (ex: remove old deck and replace with a new one the same size)
- 5) Landscaping
- 6) Driveway/sidewalk surfacing
- 7) Above ground pools (considered personal property along with decks that are attached)
- 8) Sheds that are installed on skids (not permanently attached to the ground)
- 9) Change in number of bedrooms
- 10) Awnings/Pergolas – decorative items