



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. Please contact the Housing Officer for full details regarding the Commercial process prior to beginning any construction or improvements.

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.
- Provide proof of cost (receipts, contracts, cancelled checks), for improvement costs.

How to Apply (RESIDENTIAL):

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.

How to Apply (COMMERCIAL):

Prior to commencing work, prepare application and proposal for improvement, including estimated cost, timeframe and value estimate, along with any other related documentation. Once all required documentation is received, the CRA Tax Incentive Review Council will review the request and make a determination. Do not begin work prior to receiving approval with the related terms conditions for the abatement request.

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.