



COMMUNITY REINVESTMENT AREA **RESIDENTIAL FACT SHEET**

► **EXISTING HOUSING**

If you are remodeling, renovating or restoring an existing housing structure, your home may qualify for the following tax incentive:

- 50% Tax Abatement for 5-Years on the Auditor's increased valuation of the property only on the value of the property's improvements (a minimum of \$2,500 expenditure on improvements is required - \$5,000 for 2-units or more). The Cuyahoga County Auditor's office determines what improvements will be considered a change in value (*generally, any remodeling that increases the physical footprint of the home (for example, a room expansion or addition) would qualify – however, even the addition of central air conditioning has, in some cases, qualified for abatement.*).

► **NEW HOUSING**

If you are building a new home or you are the first-time owner of a new home following the Building Department's issuance of an Occupancy Permit, owners may qualify for the following Tax Incentives:

- 50% Tax Abatement for 5-Years if the home is built on previously undisturbed greenspace area
- 75% Tax Abatement for 5-Years if the home is built on previously developed land area.

► **IMPORTANT INFORMATION**

- Available ONLY for Purchases/Improvements made after 12-16-2008
- Land Value is not abated for any CRA Area.
- While the City notifies the Cuyahoga County Auditor's Office of all applications for abatements, the Auditor's Office will determine and give final approval.
- It is the homeowner's responsibility (not the City) to make certain that tax abatements are implemented by the Cuyahoga County Auditor's Office.
- Applications are available online at www.cityofsoutheuclid.com (on the Building/Housing Department Page) or may be picked-up at City Hall.
- All Applications must be submitted to the South Euclid Housing Department.
- For information please call the Cuyahoga County Auditor's Office at 216.443.7100.

► **TAX ABATEMENT PROCESS FOR HOMEOWNERS**

Homeowners apply for tax abatement after the building permit has been issued by contacting the South Euclid's Building & Housing Department at 216.381.0400. Application Forms may be picked up at City Hall or downloaded from the City's website at www.cityofsoutheuclid.com.

The Housing Department will verify facts contained in the application and permit and a copy of the application will be forwarded to the County Auditor's Office, showing that the property taxes are to be abated. Please note that the abatement is on the value of the home ONLY and the owner must pay taxes on any increased value of the land itself. Any increase in taxes as a result of rehabilitation or new construction will be abated in the percentages listed above.



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► **EXAMPLES OF IMPROVEMENTS WHICH GENERALLY *DO* INCREASE THE ASSESSED VALUE OF RESIDENTIAL PROPERTIES:**

- Add additional living area
- Build new or enlarge garage
- Install new additional bathroom
- Add new porch
- Install stall shower
- Install indoor fireplace
- Finish attic, second floor or bedroom with paneling, plaster or plasterboard

► **EXAMPLES OF IMPROVEMENTS WHICH GENERALLY *DO NOT* INCREASE ASSESSED VALUE OF RESIDENTIAL PROPERTY:**

Exterior Residential

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

Interior Residential

Remodel kitchen
Add closets
Paint/wallpaper/redecorate
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 hot water heater
Replace plumbing
Rewire completely
Add electrical circuits/outlets
Install/replace light fixtures

Note: normal repairs and maintenance will not increase the real estate tax assessment by the Cuyahoga County Auditor's Office. For more information on Residential Tax Abatement eligibility, please contact the Auditor's Office at 216.443.7100.