

**Village Of Leetonia, Ohio**  
**Community Reinvestment Area (CRA) Tax Incentive Program**

**How it Works**

The Community Reinvestment Area was established by Resolution 20-2698 on January 6th, 2021.

**Residential:**

1. Residential applicants will pick up Leetonia CRA Form 1 when applying for a building permit. Residential applicants will have one year from completion of the project to complete the application, to have it filed with the county auditor.

**Businesses:**

1. Prior to construction, business applicants will pick up and complete Leetonia CRA Form 1 and Leetonia CRA Form 2.
2. The business may begin construction of its facilities after steps 1-12 of the business process (Leetonia CRA Form 2) are completed.
3. All commercial and industrial projects are required to comply with State application fee, presently \$750.00, requirements of ORC Section 3735.672. (C) and Local annual monitoring fee of one percent of the amount of taxes exempt under the agreement – a minimum of \$500, up to a maximum of \$2,500 annually, unless waived by Housing Officer and/or Mayor.

**Real Property Tax Exemption**

- a. Ten (10) years, for remodeling of every residential dwelling unit containing not more than two housing units and upon with the cost is at least \$2,500, as described in ORC section 3735.67, and with such exemption being one hundred percent (100%) for each of the ten (10) years.
- b. Twelve (12) years, for remodeling of every residential dwelling unit containing not more than two housing units and upon with the cost is at least \$5,000, as described in ORC section 3735.67, and with such exemption being one hundred percent (100%) for each of the twelve (12) years.

- c. Fifteen (15) years, for the construction of dwellings containing not more than two (2) housing units, as described in ORC Section 3735.67, with such exemption being one hundred percent (100%) for each of the fifteen (15) years.
- d. Up to, and including, Twelve (12) years and up to, and including one hundred (100%) for the remodeling of existing commercial and industrial facilities and upon which the cost of remodeling is at least \$5,000, as described in ORC Section 3735.67, the term and percentage of which shall be negotiated on a case-by-case basis in advance of remodeling occurring.
- e. Up to, and including, fifteen (15) years, and up to. And including, one hundred percent (100%) for the construction of new commercial or industrial facilities, the term and percentage of which shall be negotiated on a case-by-case basis in the advance of construction occurring.

For the purpose of the above-described Community Reinvestment Area, structures exclusively used for residential purposes and composed of two (2) and fewer units shall be classified as residential structures.

### **Tax incentive Review Council**

With the establishment of the CRA, the Tax Incentive Review Council will consist of:

2 members appointed by the Mayor of Leetonia.

2 members appointed by the Legislative Authority.

1 member appointed by the Leetonia Planning Commission.

1 member appointed by the Leetonia School Board.

1 member appointed by the above 6 members who shall be a resident of the Municipality of Leetonia.