



Village of Montpelier, Ohio

211 North Jonesville Street
Montpelier, OH 43543
(419) 485-5543

COMMUNITY REINVESTMENT AREA RESIDENTIAL TAX ABATEMENT PROGRAM

What is a Community Reinvestment Area?

- A Community Reinvestment Area (CRA) is an area in which a property owner can receive tax incentives for investing in real property improvements. Montpelier has CRAs pertaining to both residential and commercial/industrial properties. This information sheet pertains to residential CRAs only. Please contact the Zoning Inspector for information regarding commercial/industrial CRAs.
- The CRA applies to all residential property within the Village of Montpelier
- The CRA provides for temporary tax abatement of increased real property taxes on significant residential remodeling or new residential construction within the area.
- CRAs are used to encourage revitalization of the current housing and the development of new housing within the community.

What is Montpelier's 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 tax abatement applies to all new construction and qualifying improvements over \$5,000.00. The tax abatement is 100% of any tax increase based on the increase in value to the property as a result of the new construction or qualifying improvements.
- 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.

What types of improvements qualify?

Examples of major improvements that MIGHT qualify homeowner for tax abatement include the following:



- Building a new porch
- Remodeling a basement/attic into living space
- Adding on to an existing structure
- Installing a sunroom
- Renovating a home or apartment building
- Building or enlarging a garage
- Installing an indoor fireplace
- Adding another bathroom

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

- Less extensive exterior or interior improvements (e.g. paint, carpet, redecorating)
- Replacing a roof
- Remodeling a room
- Routine maintenance and repairs

Are there any restrictions?

- Appropriate building permits must be issued to qualify for the tax abatement.
- The property must be located within the Village of Montpelier.
- Property taxes and assessments cannot be delinquent.
- The property must be appropriately maintained or the tax exemption may be revoked.
- To qualify under the residential program, the property must have a residential single-family or multi-family use. (For information on commercial/industrial CRAs, please contact the Zoning Inspector).
- Properties must meet Village of Montpelier zoning requirements.
- A minimum \$5,000 investment in renovation or construction is required to apply.

What are the steps in the process?

Step 1 – The property owner/developer must obtain a building permit from the Zoning Inspector at the Village Offices located at 211 North Jonesville Street, Montpelier, OH 43543. For more information please call (419) 485-5543.

Step 2 – Undertake construction or remodeling. Save all receipts or other evidence of the cost of the project.

Step 3 – Upon completion of work, obtain the appropriate Zoning Certificate/Certificate of Occupancy or signed final inspections from the Village Zoning Inspector.



Step 4 – Complete the Village of Montpelier Community Reinvestment Area Tax Abatement-Residential Application and submit to:

Village of Montpelier
Attn: Zoning Inspector
211 North Jonesville Street
Montpelier, OH 43543

Step 5 – The Zoning Inspector/Housing Officer reviews the application 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 Williams County Auditor’s Office.

Step 6 – The Williams 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.

NOTE: The CRA 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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P.O. Box 148
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COMMUNITY REINVESTMENT AREA TAX ABATEMENT – RESIDENTIAL APPLICATION

Office Use Only

Date Received:
Application #

An application fee of \$50.00 made payable to the Village of Montpelier is due upon submission of your application.

Name(s) of Real Property Owners:
Address of Real Property Improved:
Tax Mailing Address (if different from #2)
Exemption sought for (check one): <input type="checkbox"/> New Structure <input type="checkbox"/> Remodeling
Building Use (check one): <input type="checkbox"/> Residential – Single Family <input type="checkbox"/> Residential – Multi-family
Total Construction or Remodeling Cost (attach verification such as receipts, cancelled checks, etc.):
Date of Project Completion:
Tax Parcel #
Description of Work Completed (you may attach additional information if you need more space; photographs and/or plans may also be helpful):
Zoning Certificate / Certificate of Occupancy: Please include a copy of the Zoning Certificate / Certificate of Occupancy or signed final inspections approved by the Zoning Inspector.
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 Village of Montpelier Zoning Inspector / Housing Officer and that the tax abatement 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.

Property Owner's Signature: _____

Property Owner's Signature: _____

Date Application Completed: _____

Please complete and return the application along with the application fee of \$50.00 to:

Village of Montpelier
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