

**COMMUNITY REINVESTMENT AREA  
RESIDENTIAL PROJECT FACT SHEET  
(COMMUNITY REINVESTMENT AREAS #1-#5)**

CITY OF PIQUA – DEVELOPMENT DEPARTMENT  
201 WEST WATER STREET  
PIQUA, OH 45356  
PH. 937.778.2062 FAX 937.778.0809  
www.piquaoh.org

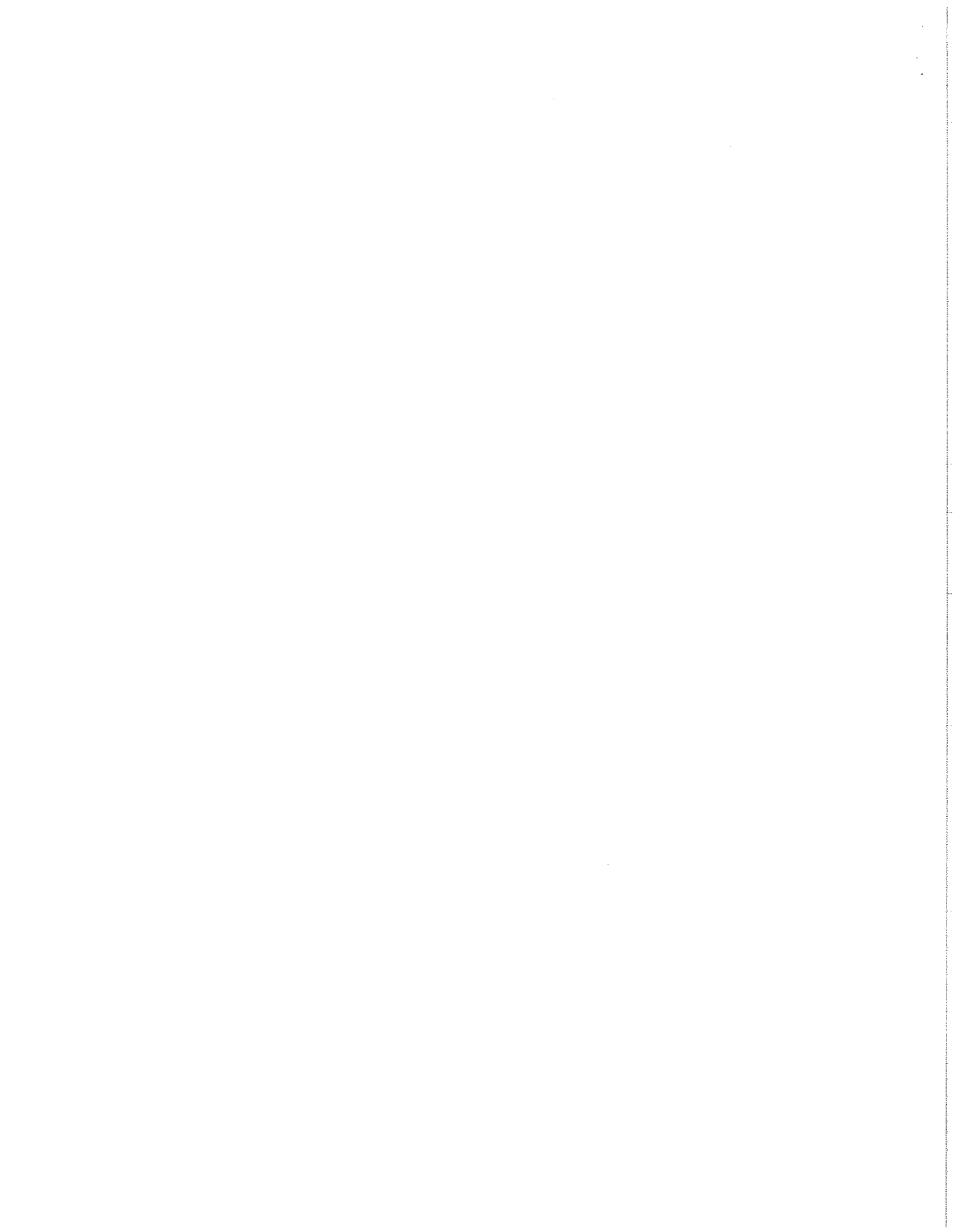
The Community Reinvestment Area Program is a statewide tax incentive program that is managed and administered by local municipalities and counties throughout Ohio. The program provides property tax abatements on the increased assessed value from an investment in real property. Taxes are abated for the maximum period specified below for increases in property values added to the tax rolls after a project is certified by the Community Reinvestment Area program. Taxes are not reimbursed or abated for investments that are on the tax rolls prior to certification of the project.

To qualify for the Community Reinvestment Area tax abatement, the applicant must make an investment in real property meeting the following thresholds:

	\$10,000 to \$50,000	\$50,000 to \$100,000	\$100,000 or More
Residential (1-2 Family Dwelling Units)	5 years 100% exemption	5 years 100% exemption	10 years 100% exemption
Residential (Three or more Family Dwelling Units)	5 years 100% exemption	8 years 100% exemption	12 years 100% exemption

For residential projects in CRA Areas #1-#5, the Development Department will verify the application, inspect the premises before and after completion of the project and certify the project. Upon a completed application and certification, the Development Department will forward these materials to the Office of the County Auditor. Please note that certified projects are required to be annually visited by City Staff to ensure that all dwelling units are in good repair and meet applicable codes and standards.

Additionally, residential projects will be subject to a yearly inspection at a cost of \$20.00 per inspection. All properties in the Community Reinvestment Area must meet basic building and property maintenance codes. Failure to keep properties properly maintained may cause the applicant to forfeit the tax exemption benefit until the next yearly inspection.





**SECTION V. CURRENT VALUE OF PROPERTY**

Report the market value of the property as determined for local property taxation. Note: This information is readily accessible from the Office of the County Auditor, 201 West Main Street, Troy or via internet at [www.miamicountyauditor.org](http://www.miamicountyauditor.org)

Address:
City, State, ZIP:
Parcel No.:
Land Value:
Improvements Value:
Total Value:

**SECTION VI. REQUIRED ATTACHMENTS**

Submit and attach the following exhibits with this application:

Attachment #1: Two copies of the deed for the property for which the application is being submitted.

Attachment #2: Two copies of the legal description for the property for which the application is being submitted.

Attachment #3: Two copies of the site plan of the property for which the application is being submitted.

Attachment #4: Two copies of the tax duplicate from the Office of the Treasurer of Miami County containing the Parcel Identification Number.

**SECTION VII. DECLARATIONS AND SIGNATURES**

The applicant agrees to supply additional information upon request.

The applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of Section 9.66(C)(1) and Section 2921.13(D)(1) of the Ohio Revised Code dealing with penalties for falsification which could result in the forfeiture of all current and future economic and community development assistance benefit as well as a fine of not more than \$1,000.00 and/or a term of imprisonment of not more than six months.

\_\_\_\_\_  
Name of Enterprise

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Printed name of signature

- A copy of this application must be forward by the City of Piqua, Ohio to the effected Boards of Education.

- Upon completion of the project and the issuance of a Certificate of Occupancy, the applicant shall certify costs for this project in the areas directly below. The certification provided by the applicant along with the this application and verification by the City of Piqua will be certified to the Office of the Auditor of Miami County for tax exemption.
- Please note that copies of this application must be included in the finalized Community Reinvestment Area Certification submitted to the Miami County Auditor.



**This is the end of the CRA Application. Do not fill out portions below the stop sign until consultation with Development Department Staff**

**END OF APPLICATION – END OF APPLICATION – END OF APPLICATION**

**CERTIFICATION SECTION**

**SECTION VIII. INVESTMENT AMOUNTS**

Report the amount invested by the applicant to establish, expand, renovate or occupy the structure:

Acquisition of New Buildings:
Additions and New Construction:
Improvements to Existing Buildings:
<b>Total New Project Investment:</b>

**SECTION IX. FINAL PROJECT DESCRIPTION**

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**SECTION X. CERTIFICATE OF OCCUPANCY**

A Certificate of Occupancy for this Project was issued on: \_\_\_\_\_

**SECTION XI. REQUIRED ATTACHMENTS**

Attachment #1:                     Certificate of Occupancy

Attachment #2: \_\_\_\_\_ Receipts/Invoices/Statements that demonstrate investment in the project.

**SECTION XII. DECLARATIONS AND SIGNATURES**

The applicant agrees to supply additional information upon request.

The applicant affirmatively covenants that the information contained in and submitted with this application is complete and correct and is aware of Section 9.66(C)(1) and Section 2921.13(D)(1) of the Ohio Revised Code dealing with penalties for falsification which could result in the forfeiture of all current and future economic and community development assistance benefit as well as a fine of not more than \$1,000.00 and/or a term of imprisonment of not more than six months.

\_\_\_\_\_  
Name of Enterprise

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Printed name of signature

**FOR CITY OF PIQUA DEVELOPMENT DEPARTMENT USE ONLY – DASHED BOX ONLY**

Date Rcvd. By Program:	CRA Control Number:
Date Certified:	
Investment Amount:	
Length/Rate of Exemption:	