



City of Bellevue Ohio has Created a City-Wide Community Reinvestment Area (CRA) that Provides Real Estate Tax Exemptions for Property Owners

The City of Bellevue, Ohio, with approval from the State of Ohio, has expanded real estate tax exemptions for all property within the city limits. The City of Bellevue has applications available for the real estate exemptions for those who are interested. All property owners within the City of Bellevue are eligible to receive tax relief for new construction and remodeling. This real estate tax exemption program is free to apply for all. It is important to know that every homeowner, commercial operation, retailer and manufacturer can apply for the tax exemption if new construction or remodeling is being considered.

The Bellevue tax exemption offers real estate tax savings by reducing the taxable portion of the property associated with the new construction or remodeling, up to 100% not to exceed 15 years*. A service payment will be paid annually to Bellevue City Schools (25%) and EHOVE (1.5%) in lieu of taxes for commercial projects. Applications for the tax exemption SHOULD be completed prior to the start of construction. The real estate tax exemption will be reflected in your real estate tax billing during the first year the new construction or remodeling would be taxable. ULTIMATELY, YOUR TAX SAVINGS (EXEMPTIONS) WILL BE DETERMINED BY YOUR COUNTY AUDITOR'S OFFICE.

The Community Reinvestment Area (CRA) application is available on the City of Bellevue's website at www.bellevueohio.gov under the eGovernment section of the website. The application can also be picked up at the City Offices (2nd floor), 165 Bellevue Way, Bellevue OH 44811. The applicant will need to provide "before & after" photographs and copies of invoices for any remodeling. The completed application should be returned to Dave Sabo, Housing Officer for the City of Bellevue at the City Offices. It is important to note there are no age or income level restrictions to apply for the tax exemptions. It should also be noted that the tax exemptions follow the ownership of the real property if a home or business is sold. This program has been instituted city-wide as an incentive to encourage property owners (residential & commercial) to take advantage of real estate tax savings over a number of years as they improve and grow their personal residence or commercial property.

TAX EXEMPTION REAL ESTATE TABLES*

<u>EXEMPTION TYPES</u>	<u>TERM OF EXEMPTION</u>	<u>EXEMPTION LEVELS</u>
Residential Remodeling (2 units or less-min. investment \$2,500)	Not to exceed 10 years	Up to 100%
Residential Remodeling (more than 2 units-min. investment \$5,000)	Not to exceed 12 years	Up to 100%
Residential New Construction	Not to exceed 15 years	Up to 100%
Commercial & Industrial Remodeling (minimum investment \$5,000)	Not to exceed 12 years	Up to 100%
Commercial & Industrial New Construction	Not to exceed 15 years	Up to 100%

City of Bellevue				
Community Reinvestment Area (CRA) Tax Exemption Program Application				
Street Address of Project:				
Applicant Information				
Owner:			Phone:	
Address:		e-mail address:		
City:	State:	Zip Code:		
Lot Information				
Parcel Number(s):		Zoning District:	County: ☐ Huron ☐ Sandusky	
Length:	Width:	Square Footage:	Flood Zone:	
Exemption sought for	Cost	Length	Width	Square Footage
☐ New Structure	\$			
☐ Exterior Remodeling	\$			
☐ Interior Remodeling	\$			
Estimated Date of Commencement:				
Estimated Date of Completion:				
Does this project involve a structure of historical or architectural significance: ☐ Yes ☐ No (If Yes, attach a written certification of such by the designating agency or authorized agent.)				
Include "Before" and "After" pictures of structure and/or remodeling project.				
Contractor Information				
Name:		Phone:	Fax:	
Company Name:		e-mail address:		
Address:	City:	State:	Zip Code:	
Signature of Applicant:			Date:	
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Number of Community Reinvestment Areas for Pre-July 1, 1994 Resolution:				
Number of Community Reinvestment Areas for Post-July 1, 1994 Resolution:				
Effective Date of Appropriate Local Resolution:				
New Structure Costs: \$				
Remodeling Costs: \$				☐ See Attachments
This project will create _____ new jobs and/or retain _____ jobs.				
Project meets Requirement for a Community Reinvestment Area Tax Exemption for _____ years under ORC 3735.67.				
This period of exemption starts upon completion of project in the tax year following calendar year in which it is certified to the County Auditor.				
Date sent to Huron County Auditor Roland Tkach:				
Date sent to Sandusky County Auditor Jerri A. Miller:				
Housing Officer:			Date:	
 165 Bellevue Way • Bellevue, OH 44811 Phone: (419) 484-5530 • Fax: (419) 483-9701 website: www.bellevueohio.gov • E-mail: dave.sabo@bellevueohio.gov				