



VILLAGE OF NEW LONDON RESIDENTIAL CRA LEGISLATION
ORDINANCE 2024-10

AN ORDINANCE EXPANDING THE NEW LONDON COMMUNITY REINVESTMENT AREA DESIGNATED IN ORDINANCE 2016-16 TO INCLUDE THE NEW LONDON RESIDENTIAL CRA PROGRAM AND TO DEFINE THE RESIDENTIAL TAX EXEMPTIONS PERMITTED UNDER THE NEW LONDON RESIDENTIAL CRA PROGRAM.

WHEREAS, the Council of the Village of New London (hereinafter "Council") desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of the Village of New London that have not benefitted from reinvestment from remodeling or new construction;

WHEREAS, the maintenance of existing and construction of new structures in such area would serve to encourage economic stability, maintain real property values, and generate new employment opportunities; and

WHEREAS, the remodeling of existing structures or the construction of new structures in this Community Reinvestment Area constitutes a public purpose for which real property exemptions may be granted.

NOW THEREFORE, BE IT ORDAINED BY THE VILLAGE OF NEW LONDON, HURON COUNTY, OHIO, THAT:

Section 1. The New London Community Reinvestment Area (CRA) Program be expanded to include residential CRA exemptions for remodeling and new construction.

Section 2. Only residential, commercial and/or industrial properties consistent with the applicable zoning regulations within the designated Community Reinvestment Area will be eligible for exemptions under this Program.

All properties in the designated Community Reinvestment Area defined in Ordinance 2016-12 (the entire Village of New London) are eligible for this incentive.

Section 3. For residential property, a tax exemption on the increase in the assessed valuation resulting from the improvements as described in ORC Section 3735.67 shall be granted upon application by the property owner and certification thereof by the designated Housing Officer for the following periods:

- a. Fifteen (15) years for the remodeling of residential dwellings containing two (2) units or less and upon which the cost of remodeling is for at least \$2,500 as described in ORC 3735.67 with such exemption being one hundred percent (100%) for each of the fifteen (15) years.
- b. Fifteen (15) years for the remodeling of residential dwellings containing more than two (2) units and upon which the cost of remodeling is for at least \$5,000 as described in ORC 3735.67 with such exemption being one hundred percent (100%) for each of the fifteen (15) years.
- c. Fifteen (15) years for the new construction of residential dwellings as described in ORC 3735.67 with such exemption being one hundred percent (100%) for each of the fifteen (15) years.

For the purposes of the New London Community Reinvestment Area and sections 3735.65 to 3735.70 of the Ohio Revised Code, whether a structure or remodeling composed of multiple units is classified as commercial or residential shall be determined by resolution or ordinance of the Village of New London or, in the absence of such a determination, by the classification of the use of the structure or remodeling under the applicable zoning regulations.

If remodeling qualifies for an exemption, during the period of the exemption, the exempted percentage of the dollar

amount of the increase in market value of the structure shall be exempt from real property taxation.

If new construction qualifies for an exemption, during the period of the exemption, the exempted percentage of the structure shall not be considered an improvement on the land on which it is located for the purpose of real property taxation.

Section 4. The New London CRA Housing Advisory Board shall make an annual inspection of the properties within the Community Reinvestment Area for which an exemption has been granted under Sections 3735.67 of the Ohio Revised Code. The New London CRA Advisory Board shall also hear appeals under Section 37335.70 of the Ohio Revised Code.

On or before the thirty-first day of March each year, the Village of New London shall submit to the Ohio Department of Development a status report on residential CRA activities and projects for which an exemption has been granted in the Community Reinvestment Area.

Residential remodeling and new construction must adhere to applicable zoning regulations within the Village of New London. A zoning permit is required for residential remodeling and new construction and shall be a part of the residential CRA application process.

Passed: April 22, 2024

Nancy Howell

Attest: Nancy Howell
Clerk

John Thomas

Mayor

Approved as to form:

Steven Bond, Village Solicitor