

City of Newark, Ohio  
Department of Development

## COMMUNITY REINVESTMENT AREAS (CRAs)

A CRA is an area within a municipality "in which real property tax abatement can be granted for any increased property valuation that would result from improvements to the property in the form of new construction or remodeling of existing structures by the property owner." If you own real property in an CRA, you can remodel structures on that property or build new structures. For existing one- and two-family dwellings, the minimum remodeling is \$2500. These improvements are exempt from property taxes for ten years. For existing dwellings of more than two units and existing commercial and industrial structures, the minimum remodeling is \$5000. These improvements are exempt for twelve years. New construction is exempt for fifteen years.

<b>CRA PROGRAM OVERVIEW:</b>	<u>PRE - July 1, 1994</u> CRAs	<u>POST - July 1, 1994</u> CRAs
<u>Exemption provided on Real Property investments @ following levels:</u>	typically 100%	up to 100%
<u>Eligible Exemption ACTIVITIES &amp; LENGTH of approved exemptions:</u>		
Residential Remodeling: 2 units or less; min. \$2,500	typically 10 Years	up to 10 Years
Residential (> 2 units); Commercial & Industrial (min. \$5,000)	typically 12 Years	up to 12 Years
New Construction: Residential, Commercial, & Industrial	typically 15 years	up to 15 Years

Over the years, the City of Newark has created 5 CRA zones as shown below:

Municipal Action	Date	RES #	% / Term	Pre/Post-94?
<b>1</b>	established	2/19/81	81-09	100%
	<b>expanded boundaries: 1<sup>st</sup> since July 1994</b>	9/08/95	95-75	up to 15 years
	expanded boundaries: <b>2<sup>nd</sup> since July 1994. Next amendment has to be POST 1994</b>	4/01/19	19-07 A	-
<b>2</b>	established	12/6/85	86-106	-
	expired	9/01/96	95-77	<i>expired</i>
<b>3</b>	established	12/5/86	86-106	-
	<b>expanded boundaries</b>	<b>12-19-1986</b>	86-115	-
	expanded boundaries	9/07/91	91-67	100%
	<b>expanded boundaries</b>	<b>2/19/93</b>	<b>93-04</b>	up to 15 years
	expanded boundaries: <b>1<sup>st</sup> since July 1994</b>	9/09/95	95-76	-

<b>4</b>	established	5/19/88	88-29		
	<b>expanded boundaries</b>	<b>1/20/94</b>	<b>93-118</b>	<b>100%</b>	<b>PRE - 1994</b>
	expanded boundaries: <b>1<sup>st</sup> since July 1994</b>	8/02/01	01-45	<b>up to 15 years</b>	

<b>5</b>	established	<b>12/18/1992</b>	<b>92-109</b>	(formally 100%)	
	expanded boundaries: <b>1<sup>st</sup> since July 1994</b>	7/07/95	95-46		
	<b>expanded boundaries &amp; dropped %: 2<sup>nd</sup> since July 1994- Next amendment has to be POST 1994</b>	<b>7/06/01</b>	<b>01-11A</b>	<b>50%</b>	<b>PRE - 1994</b>
	----- <b>3<sup>rd</sup> Amendment 1-3-2022 <b>Now POST 1994 CRA</b></b>	1/03/2022	----- 21-88	<b>100% up to 15yrs</b>	

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We want to help you locate or reinvest in our community. To learn more about how we can work together, please call 740.670.7533 or email [mmauter@newarkohio.net](mailto:mmauter@newarkohio.net).

**Updated 03 / 15/ 2022**