



OHIO TOWNSHIP ASSOCIATION

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SB 212 – Neighborhood Development Areas Proponent Testimony November 10, 2020 House Ways & Means Committee

Good afternoon Chairman Merrin, Vice Chair LaRe, Ranking Member Rogers, and members of the House Ways & Means Committee. I am Marisa Myers, Director of Governmental Affairs at the Ohio Township Association. On behalf of the Ohio Township Association (OTA), I appreciate the opportunity to testify before you as a proponent of Senate Bill 212.

SB 212 would allow a municipality or township to designate all or a portion of its territory as a Neighborhood Development Area (NDA) after certain criteria are met. The purpose of an NDA would be to encourage development of a new or existing neighborhood.

Owners or developers of new single-family homes or owners who renovate existing single-family homes within an NDA could apply to the local jurisdiction for certain tax exemptions. Owners or developers would receive a full or partial property tax exemption. The exemption percentage depends on relevant school district(s) approval – 100% if the school district approves of the NDA or 70% if they do not.

For new development, a developer would receive an exemption beginning the year after construction starts and ending the first year the home is occupied, while an owner would receive the same exemption from the year after the home is first occupied and through the next 10 years. For a renovation, an owner that puts at least \$10,000 towards renovating their home would receive an exemption on the increased value of their home for 5 years, beginning the year after the renovation begins.

Most importantly, this bill is permissive. SB 212 would allow the local jurisdiction to decide when it is appropriate to employ the tools in SB 212, making the bill an added resource for townships in Ohio.

The Ohio Township Association supports SB 212 and we encourage your support as well. Chair Merrin, thank you for the opportunity to testify before you this afternoon and I would be happy to answer any questions you or committee members may have.