

Q: What does Harborcreek Township’s new Tax Abatement ordinance mean to you?

The short answer is “it depends”, but very likely if you have a significant construction project, whether new construction or an addition, you are likely eligible for some sort of tax exemption.



Q: How is this ordinance different than the old Township LERTA ordinance?



The old ordinance was applicable to only commercial and industrial uses and only in designated LERTA zones. The new ordinance covers the entire township and includes residential construction as well.

The Ordinance, in its entirety, is available on the township website at: <http://www.harborcreektownship.org/TAXabatment>

The following is a brief summary:

The (3) designated areas of the township (“LERTA”, “the Growth Boundary Area”, and “the Improvement Area” can be viewed at <http://www.harborcreektownship.org/TAXabatment/taxMAP.pdf> and is described as follows:

1. The Township designated “LERTA district” is essentially Buffalo Road (Route 20) and Iroquois Avenue (Route 955) from the western border of the township to 6 mile creek. Commercial and Industrial construction in this zone is likely eligible for a 5 year 100% tax exemption on new construction and improvements.



2. The Township designated “growth boundary area” is bordered on the north by Lake Erie, on the west at the Township line, on the South by Interstate 90 and on the east by Bartlett Rd., the Village of Harborcreek, and Depot Rd. This area includes the I-90 interchange areas. If your construction project, whether residential or commercial falls in this zone, but outside the “LERTA district”, you are likely to be eligible for the following tax exemption schedule:

Year 1:	100%
Year 2:	80%
Year 3:	60%
Year 4:	40%
Year 5:	20%
Year 6:	exemption expires



3. The remainder of the Municipality is a designated “improvement area”, but has been designated in our Comprehensive Plan as an area where growth is NOT to be encouraged. The preservation of farmland and open space is greatly encouraged in the “outer” regions of the Township. As such, new construction in this zone is not eligible for exemption, but improvements are eligible under the following schedule:

Year 1:	50%
Year 2:	40%
Year 3:	30%
Year 4:	20%
Year 5:	10%
Year 6:	exemption expires



Other points of interest regarding the Tax Abatement ordinance:

- All new construction and improvements must be considered a “conforming” use within the zoning district it is located.
- To be eligible for tax exemption within the growth boundary area and improvement area, the improvement must be valued by the Erie County Assessment Office at \$25,000.00 or more.
- The entire ordinance currently is scheduled to terminate on 12-31-12.
- Tax Exemption begins the year following when the building permit is granted.

All questions can be directed to the Harborcreek Township Zoning office at 814-899-3171.