



## Annexation into the Village of Plain City Frequently Asked Questions

### 1) School Districts

- a) ***I am currently in the Jonathan Alder Local School District. Will my children have to go to another district if we annex into the Village?*** No. School districts are not impacted by annexation. School districts are established and do not change.

### 2) Property Tax

- a) ***How will my property tax bill change if I annex into the Village?*** Your property tax bill will increase slightly upon annexation. For instance, the current effective tax rate for Darby Township (non-annexed property) is 47.088033. The current effective tax rate for the Village is slightly higher at 53.100273. This represents a difference of 6.01224. Please note that these rates are expressed in dollars and cents on each \$1,000 of taxable valuation and are subject to change annually.
- b) ***Does the Village of Plain City have a municipal property tax?*** Yes. The Village of Plain City has a 7.10 mill corporation property tax.

### 3) Utilities

- a) ***Will I be required to connect into the Village's public water and sewer service?*** In most cases, properties not already annexed into the Village of Plain City do not have access to public water and sewer. Once annexation is approved and development occurs, property owners will be required to tap into a public water and sewer system.
- b) ***Will my electric or natural gas providers change?*** No. Your electric and natural gas providers will not change.

### 5) Safety Services

- a) ***My home is currently serviced by the Pleasant Valley Fire District and the Sheriff's Office. Will they still provide emergency services?*** Your property will remain covered by the Pleasant Valley Fire District, while the Plain City Police Department will replace the Sheriff's Office. On average, the Pleasant Valley Fire District and Plain City Police Department are on scene within 5 minutes of an emergency call.

### 6) Property Insurance Cost

- a) ***How will my property insurance costs change with annexation into the Village?*** We recommend reaching out to your insurance carrier, but your insurance costs should generally decrease. After annexing into the Village, your property insurance premiums may decrease due to improved municipal

services, better infrastructure and construction standards, access to hydrants and public water, lower crime rates due to improved police protection, and risk aggregation within a larger and more competitive insurance market.

## 7) Impacts to the Township

- a) ***How will the township be impacted by my annexation into the Village of Plain City?*** There can be both positive and negative impacts to the township with the annexation of your property to the Village of Plain City. However, if your property is annexed into the Village using the preferred Type II Expedited Process, the township will not lose the revenue it currently generates from the property taxes on your property. Additionally, the township will also save money when roadways and other infrastructure are transferred to the Village upon annexation. For example, the Village would now be responsible for road maintenance, snow removal, etc., not the township.

## 8) Village Income Tax

- a) ***I work in the Village of Plain City and already pay Village income tax. Will my income taxes change?*** No. If you are already paying Plain City Income Tax, your income tax due to the Village will not change.
- b) ***I do not currently work in the Village of Plain City. How will annexing change my tax liability?*** You will most likely be subject to a 1.5% income tax. You will also be required to file an annual income tax return.
- c) ***My only income is Social Security. Will I have to pay income tax?*** No. Per Ohio Law, Social Security and other retirement income is exempt from income tax.

## 9) Zoning

- a) ***Will I have to bring my property into compliance with Village codes?*** Upon annexation, any properties that do not comply with the Village's current zoning code will be defined as "legal non-conforming". Any modifications, renovations, or new construction must adhere to the Village's zoning code.
- b) ***What zoning classification will my property have if it is annexed?*** Upon receiving your petition for annexation, the Village of Plain City Planning & Zoning Division will work with you determine the best zoning classification based upon the current and planned use of the property, acreage, location, and neighboring uses.

## 10) Process

- a) ***Once I sign the petition form what does the process look like?*** The Ohio Revised Code (ORC Section 709.023) clearly outlines the steps needed to successfully complete a Type II Expedited annexation. **You must contact the Village of Plain City Development Services Department before filing an annexation petition or an annexation application with the Village.**

**The general process for a Type II Expedited annexation is:**

- Schedule an initial consultation with the Village's Development Services Department.
- Following the consultation, you may file a Voluntary Annexation Application with the Village.

- Upon the submittal of the application, you may begin to work with the Village to draft and execute a Pre-Annexation Agreement.
- Upon the execution of the Pre-Annexation Agreement by Village Council, you may begin the annexation petition process with the Board of County Commissioners:
  - Have an attorney file an annexation petition with the Board of County Commissioners.
  - Within five 5 days of filing the petition, the attorney must provide official notification to the Village of Plain City, fiscal officer of affected township(s), Board of County Commissioners of any other affected counties, and the owners of property adjacent to the property subject to annexation.
  - Within twenty 20 days of filing the petition, Village Council will pass a resolution or ordinance that states which services will be available. It will also pass a resolution or ordinance outlining the new zoning classification.
  - Within 25 days of filing the petition, Village Council and township(s) may pass an ordinance or resolution consenting or objecting to the annexation.
  - Once the Board of County Commissioners approve the annexation, Village Council will provide a resolution or ordinance accepting the annexation per the stipulations outlined in the Pre-Annexation Agreement.
- Once the Village Council approves the annexation and following a 30 day wait period, the annexation will go into effect.

**Have other questions? We're here to help. Please email [jstanford@plain-city.com](mailto:jstanford@plain-city.com) or call 614-873-3527 and we will get answers to you or be happy to meet and discuss any questions.**