



New Downtown TIF – Frequently Asked Questions (FAQ)

What is a TIF?



TIF stands for Tax Increment Financing. It is an economic development tool used by cities across the country to finance public infrastructure and facilitate new investment in the community.

Where is the new TIF?



Dayton's new TIF covers a large portion of the Downtown area including the Central Business District along Main Street and the Webster Station area near the baseball stadium. It does not affect any other part of the city.

Will this TIF increase my property taxes?



No, not at all. The TIF only changes how the existing property taxes on certain properties are utilized for the benefit of the community.

When did it start?



In 2017, the Dayton City Commission authorized the creation of the new TIF at the recommendation of the City Manager. It was approved by the State of Ohio in 2022. The TIF now appears as a new line item noted as "RMTR72-REMOTE TIF" on eligible downtown property tax bills and the Montgomery County Auditor's real estate website where applicable for tax year 2023.

How does the TIF work?



The TIF captures the "increment" – or the increase in value on taxable real estate in the specified area. The property tax on that portion of the value is then redirected into a special purpose fund that is used to pay for public improvements.

How will the TIF funds be used?



The City's plan is to use TIF funds for infrastructure projects and qualified economic development, guided by best practices and a financial analysis of each proposed project.

How long will the TIF last?



The legislation authorized the TIF to last for 30 years, and the resulting TIF funds collected each year will be held by the City until they have been spent on qualified projects.

For additional information or specific questions about your property tax bill, please contact TIF program manager, Keith Klein, in the Division of Economic Development at keith.klein@daytonohio.gov or the Montgomery County Auditor's office.

