



# Jessica E. Miranda

## HAMILTON COUNTY AUDITOR

138 E. Court St., Cincinnati, OH 45202  
[www.HCAuditor.org](http://www.HCAuditor.org)

**\*\*\*FOR IMMEDIATE RELEASE\*\*\***

**JUNE 15<sup>th</sup>, 2026**

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### **RELIEF ON YOUR PROPERTY TAX BILL THROUGH NEW OHIO LAW**

(Hamilton County, Ohio) – State lawmakers passed House Bill 186, otherwise known as the Inflation Cap Credit, with the intent to provide homeowners with immediate property tax relief. Signed by Governor DeWine in December of last year, and effective statewide as of March 20, 2026, this legislation aims to address rising property tax burdens alongside sharp increases in property values by limiting the amount of revenue collected by school districts.

#### **THE INFLATION CAP CREDIT**

Public schools in Ohio are guaranteed a minimum amount of property tax revenue, known as the 20-mill floor. Vocational schools are similarly guaranteed revenue at a 2-mill floor. House Bill 186 caps inflation-driven property tax increases from unvoted levies that otherwise would be distributed to school districts at these millage floors.

For eligible property owners, the initial credit will account for inflation from tax years 2023 through 2025 and will be applied to 2026 second-half property tax bills. Moving forward, the credit will reflect inflation from only the previous tax year. For example, taxes payable in 2027 will reflect inflation from tax year 2026, and so forth. Consequently, the credit will likely be largest when it first appears on your 2026 second-half bill given the first installment covers a three-year period.

#### **How do I know if I am receiving the Inflation Cap Credit? How much will my credit be?**

Property owners are eligible for the credit depending on whether they live in an affected school district. Approximately 80% of parcels in Hamilton County are affected by this credit. The table below illustrates the estimated relief amount per \$100,000 in applicable market value, ranging from pennies to just over \$100. You can find the market value of any property within Hamilton County by utilizing the Property Search Tool at [HCAuditor.org](http://HCAuditor.org).

Any single property may be taxed within both an affected local school district and vocational school district, meaning the total credit received will be a sum of credits from both associated districts. For example, a qualifying property within both the Norwood City School District and



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Great Oaks Vocational School District valued at \$200,000 in 2026, will receive approximately \$247.62 from this credit.

School District	Credit Amount per 100k Applicable Market Value*
Cincinnati CSD	\$73.19
Northwest LSD	\$37.95
Norwood CSD	\$113.76
Oak Hills LSD	\$92.74
St Bernard Elmwood Place CSD	\$77.53
Southwest LSD	\$68.81
Butler County JVSD – Class1	\$11.64
Butler County JVSD – Class2	\$0.10
Great Oaks JVSD	\$10.05

*\*Amounts are estimations and are subject to change.*

## **How is the credit calculated? Why is my credit amount different from my neighbor's?**

The Inflation Cap Credit is tied to assessed property values and the tax policy of specific taxing districts; therefore, amounts will vary. Even within the same neighborhood, factors such as differing levies or property values can result in different credit totals.

## **What are the risks associated with the Inflation Cap Credit?**

Opponents raise several concerns, including the impact on school funding and its lackluster effectiveness. The credit reduces the amount of property tax revenue flowing directly to school districts, potentially leading to funding shortages. Some argue the impact on the average homeowner will be minimal long-term and does not solve the broader property tax crisis.

## **THE ROLE OF THE HAMILTON COUNTY AUDITOR'S OFFICE**

The Hamilton County Auditor's Office plays an essential role in this process by identifying the specific school districts where the changes apply and, therefore, determining which properties will be affected. Once the scope is established, the necessary calculations are performed to ensure accuracy for each property. Following approval from the Ohio Department of Taxation Equalization, these calculations are prepared and formalized for the Treasurer's Office for property tax billing and collection. The Hamilton County Auditor's Office is committed to



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administering this credit with transparency and efficiency for the property owners across the county.

While this will provide some property tax relief for homeowners, more must be done to reduce the burden they carry. Through the County Auditors' Association of Ohio (CAAO), auditors are advocating for meaningful relief while holding the State accountable for its role in supporting Ohio's property owners and schools. The CAAO's four bi-partisan legislative solutions ask lawmakers to expand the Homestead Program, eliminate the Non-Business Credit and expand the Owner Occupancy Credit, limit the growth in revenue received by school districts due to reappraisal changes, and create a menu of targeted relief.

Property owners are encouraged to call their legislators and express support for comprehensive property tax reform in Ohio. To find the contact information for your legislator, visit <https://www.legislature.ohio.gov/>. For more information about the CAAO, please visit <https://caao.org/>.

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*The County Auditors' Association of Ohio was founded in 1867 for the express purpose of promoting and protecting the interests of taxpayers in the State of Ohio and improving the administration of county government. In addition to providing educational opportunities to County Auditors, the CAAO works closely with the Ohio General Assembly to offer legislative initiatives to assist County Auditors in carrying out their duties.*

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