

### COMIDA Fees:

The fees to apply for COMIDA benefits including the CHOICE program are described below (please confirm fees with COMIDA):

**1. Application Fee - Send with Completed Application**

A non-refundable application fee of Three Hundred Fifty Dollars (\$350.00) shall be charged each applicant.

**2. Administrative Fee - Paid at Closing**

- CHOICE Program PILOT -  
¼% of the project amount
- Leaseback Fee -  
½% of the project amount
- Sales Tax Exemption (only available to developer for construction materials) -  
¼% of the project amount

**3. If a sales tax letter is required prior to closing, a non-refundable twenty-five percent (25%) of the Administrative Fee and Agency Council fee is payable at that time. This amount will be applied towards the Administrative fee and Agency Council Fee.**

**4. Agency Counsel fee is one-third (1/3) of the Agency's Administrative fee, with a minimum fee for a lease/lease-back transaction of \$4,000.00.**

### Core Housing Owner Incentive Exemption (CHOICE)

COMIDA applications must be submitted and approved by COMIDA prior to the commencement of construction. Applications for COMIDA assistance are available at:

[www.monroecountybusiness.org/application](http://www.monroecountybusiness.org/application)

For more information contact:

Assessment Bureau  
Commercial Appraiser  
City Hall, 30 Church St. Rm. 101A  
Rochester, NY 14614  
(585) 428-7221

City of Rochester

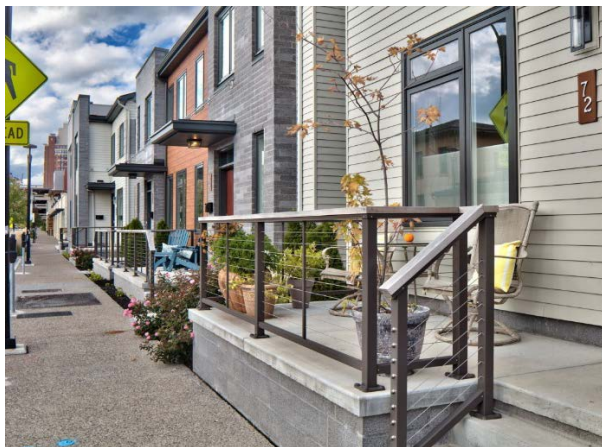


**CHOICE**  
Core Housing Owner  
Incentive Exemption

**Believe.**

City of Rochester, NY  
Lovely A. Warren, Mayor  
Rochester City Council

The **Core Housing Owner Incentive Exemption (CHOICE)** offers property tax exemptions for the creation of owner-occupied residential units. The intent of the program is to increase the number of owner occupants living in Rochester. Originally limited to Center City, the program was expanded to the entire city of Rochester by a resolution approved by Rochester City Council on November 12, 2019 with a sunset date of May 31, 2022, and is implemented through the County of Monroe Industrial Development Agency (COMIDA) through a Payment in Lieu of Tax Agreement and sale leaseback arrangement. Additional benefits available from COMIDA may include a sales tax exemption on construction materials and mortgage tax exemptions.



#### Project Qualifications

The exemption applies to any new owner occupied unit created from new construction or renovation. The exemption also applies to the conversion from existing residential rental units to owner occupied units. The exemption only applies to the increase in assessed value attributable to the project. The exemption is limited to no more than \$500,000 of increased value for each eligible project. If there is minimal or no increase in assessment resulting from the project, the exemption would not likely provide a benefit for the applicant. Every project seeking assistance under this program must use local labor for the construction of new, expanded or renovated facilities (see Section VIII of the COMIDA application).

#### Exemption:

The exemption applies to the increase in assessed value resulting from the project. The exemption applies to City of Rochester, Rochester City School and County of Monroe property tax levies. The exemption schedule is as follows:

Year of Exemption	Exemption
1	90%
2	80%
3	70%
4	60%
5	50%
6	40%
7	30%
8	20%
9	10%
10	0%

