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Breaking News

Ohio Real Estate and Corporate Franchise Tax Update

Ohio Real Estate Revaluation Opportunities

As the overall economic climate continues to slump, Ohio real estate continues to be valued at historical cost rather than current or fair market value. As a result, there may be opportunities for significant real estate tax savings.

For 2010, Ohio real estate tax payable in 2011, the time to start considering a valuation appeal is now. The tax year 2010 is the beginning of a three-year valuation cycle for the following counties:

Adams	Carroll	Champaign
Clark	Columbiana	Fairfield
Hancock	Hocking	Holmes
Lawrence	Logan	Marion
Medina	Meigs	Miami
Monroe	Paulding	Ross
Scioto	Tuscarawas	Union
Washington	Wyandot	

The deadline for filing an appeal to challenge a real estate valuation in Ohio is March 31, 2011.

GBQ is available to review historical tax payments, determine proper valuation methods, calculate potential savings, and identifying the appropriate legal support necessary. Please note, filing a formal appeal to real estate valuation in Ohio is considered the practice of law. GBQ will assist in identifying a law firm to perform all required legal matters.

Waiver Granted for S Corporation Filing Notice

Ohio Tax Commissioner Richard Levin once again issued an administrative journal entry waiving the Corporate Franchise Tax FT1120S filing requirement for S Corporations for the 2011 tax year. The announcement came via the Ohio Department of Taxation's Information Release CFT 2010-02 issued last month.

FT1120S is used by S Corporations to provide the state notice of its S Corporation Status.

Pursuant to Ohio Revised Code §5733.09(B):

- A corporation that has made an election under subchapter S, chapter one, subtitle A, of the Internal Revenue Code for its taxable year under such code is exempt from the tax imposed by section 5733.06 of the Revised Code that is based on that taxable year.
- A corporation that makes such an election shall file a notice of such election with the tax commissioner between the first day of January and the thirty-first day of March of each tax year that the election is in effect.

The administrative journal entry issued overrides the filing requirement in R.C. §5733.09(B) for S Corporations in 2011.

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