

FOR IMMEDIATE RELEASE

July 6, 2026

Erie County Auditor Shares Information on the Effect of House Bill 186 - Inflation Cap Credit (ICC) on 2025 Second-Half Property Tax Bills

SANDUSKY, OHIO – Erie County Auditor Rick Jeffrey is providing information to help property owners understand the **Inflation Cap Credit created by House Bill 186, passed in December 2025**, that is reflected on the **2025 second-half real estate tax bill, due July 29, 2026**.

House Bill 186, enacted by the Ohio General Assembly, made changes to Ohio's property tax laws that affect the calculation of School District property taxes and tax credits for Districts that are at the 20-Mill Floor. In Erie County this affects residents in Edison, Huron and Vermilion School Districts. As a result, many taxpayers in those school districts will notice an Inflation Cap Credit on their second-half 2025 tax bill.

"Our office has received questions from taxpayers regarding the Inflation Cap Credit appearing on their tax bills," said Auditor Jeffrey. "We want property owners to understand that this credit was established by state law and has been calculated in accordance with the requirements of the Ohio Revised Code. Because each parcel is unique, the amount of the credit will vary from property to property." As a result, neighboring properties may receive different credit amounts.

Property owners can review their Inflation Cap Credit by visiting the Erie County Auditor's website at **auditor.eriecounty.oh.gov**, do a search for their parcel, and view the detailed tax information associated with their property.

Frequently Asked Questions

Why do I see an Inflation Cap Credit on my tax bill?

House Bill 186 created a property tax credit that is reflected on eligible second-half 2025 real estate tax bills. The credit was calculated in accordance with Ohio law and applied during the preparation of your tax bill.

Did House Bill 186 change my property's value?

No. HB 186 did **not** change your property's appraised value. Property values are established through Ohio's appraisal and update process. The legislation changed certain tax calculations and credits—not the value of your property.

Why is my credit different from my neighbor's?

The Inflation Cap Credit is calculated using parcel-specific information required by Ohio law. Factors such as taxing districts and other statutory calculations determine the amount of the credit. Because every property is different, the credit amount may vary from parcel to parcel.

Can I view the credit online?

Yes. Property owners may visit the Erie County Auditor's website, search for their parcel, and review the detailed tax information, including the Inflation Cap Credit reflected on the tax bill.

What if I already paid my second-half 2025 property taxes?

If you paid your second-half 2025 property taxes before the Inflation Cap Credit was applied, **you do not need to take any action**. Any overpayment resulting from the Inflation Cap Credit of greater than \$25 will automatically be refunded to you and those under \$25 will be carried forward and applied as a credit toward your **2026 first-half real estate tax bill**. The credit will appear on your tax account and reduce the amount due on your next tax bill.

Who determines my property taxes?

Property taxes are based on:

- Your property's appraised value.
- Tax levies approved by local voters.
- Tax rates are certified in accordance with Ohio law.
- State-mandated tax reduction factors and credits, including those enacted through House Bill 186.

The Erie County Auditor's Office administers these calculations in accordance with Ohio law but does **not** establish tax rates or determine which tax levies are submitted to voters.

Questions?

Property owners with questions regarding their property tax bill or the Inflation Cap Credit are encouraged to contact the Erie County Auditor's Office:

Erie County Auditor's Office

247 Columbus Avenue, Suite 210
Sandusky, Ohio 44870
Phone: (419) 627-7746

Additional property information is available online at auditor.eriecounty.oh.gov.

About the Erie County Auditor's Office

The Erie County Auditor serves as the county's Chief Fiscal Officer, Chief Assessor, Payroll Officer, and Sealer of Weights and Measures. The Auditor's Office is responsible for maintaining property records, administering Ohio's property tax system, and providing fiscal oversight for county government.