Abated Properties No Longer Eligible for Homestead Exemption

May 16, 2014

As a result of recently-enacted state legislation-- House Bill 391-- that became effective February 2014, any taxpayer with a residential 10-year residential tax abatement under Phila. Code §19-1303(2) and/or §19-1303(4) (Ordinance 961 or Ordinance 1456-A) is ineligible for the Homestead Exemption. The legislation's impact will start in and be reflected on real estate tax bills for Tax Year 2015 and thereafter. The legislation does not affect Homestead Exemptions granted for Tax Year 2014.

After the abatement has expired, homeowners may reapply for the Homestead Exemption, if the property meets the eligibility requirements of the Homestead program.

However, property owners who wish to keep the Homestead Exemption and remove their abatement must complete the Abatement Cancellation & Removal form and submit by December 31, 2014. In order to remove the abatement, **all owners of the property must sign the form**--if there are more than two owners, they can sign/submit additional forms. Once an abatement is removed, it cannot be put back on the property.

If the Abatement Cancellation & Removal form is not received by December 31, 2014, the Homestead Exemption will automatically be removed for Tax Year 2015.

For questions about the Homestead Exemption, please call 215-686-9200.