



CITY OF PHILADELPHIA

ABOUT THE HOMESTEAD EXEMPTION

With a Homestead Real Estate Tax Exemption, the assessed value of each eligible homestead is reduced by the amount of the Exemption before the Real Estate Tax is computed. The City of Philadelphia will offer a \$30,000 Homestead Exemption to all Philadelphia homeowners starting in Tax Year 2014 and beyond.

HOMESTEAD APPLICATION DENIAL REASONS—

- **Reason A: INCOMPLETE** – One of the required questions on the application was not answered. If your application was incomplete, you may reapply for Tax Year 2015 by submitting a new Homestead application (which can be downloaded from www.phila.gov/opa) by September 13, 2014.
- **Reason B: OWNER MISMATCH** – The name of the property owner in the OPA records for the property did not match the name listed on your application. In the event that you claim ownership of a property that is your primary residence, pay utility bills for that property, etc., but the deed has another name listed as the owner (perhaps a relative who owned the property, but is now deceased), this is referred to as a 'Tangled Title'. For people in this situation, OPA will grant a conditional Homestead Exemption for three (3) years while you work to get the title into your name. **You will need to reapply by submitting a new Homestead application, submit copies of your ID and other documents, and complete the Homestead Affidavit** (which can be downloaded from www.phila.gov/opa). If the mismatch is due to a name change, contact 215-686-9200 to update the records and then reapply for the Homestead Exemption.
- **Reason C: NOT PRIMARY RESIDENCE** – You have indicated that the property is not your primary residence and/or the property is used for something other than residential purposes. If you claim another property as your primary residence—and because no one can have more than one primary residence at a time—the Homestead Exemption cannot be granted. Additionally, if the property is used as a rental that is not owner-occupied or is used 100% for non-residential purposes, the Homestead Exemption cannot be granted. **However, if this property IS your primary residence, you can reapply for Tax Year 2015 by submitting a new Homestead application (which can be downloaded from www.phila.gov/opa) by September 13, 2014.**
- **Reason D: OTHER PRIMARY RESIDENCE** – You have indicated that you have more than one primary residence. Because no one can have more than one primary residence at a time, the Homestead Exemption cannot be granted. **However, if this property is your ONLY primary residence, you can reapply for Tax Year 2015 by submitting a new Homestead application (which can be downloaded from www.phila.gov/opa) by September 13, 2014.**
- **Reason E: LOCAL ADDRESS MISMATCH** – The OPA did not have a record for the address or account number listed on the application, or there was conflicting information provided on the application. **A new Homestead Exemption application should be submitted with correct information by September 13, 2014.**

If you have additional questions regarding the Homestead, please contact the Homestead Hotline at 215-686-9200.

FALSE OR FRAUDULENT APPLICATIONS

The OPA may select, randomly or otherwise, applications to review for false or fraudulent information. Any person who files an application that contains false information, or who does not notify the OPA of a change in use which no longer qualifies as a Homestead property, will:

- Be required to pay the taxes which would have been due but for the false application, plus interest.
- Be required to pay a penalty equal to 10% of the unpaid taxes.
- If convicted of filing a false application, be guilty of a misdemeanor of the third degree and be sentenced to pay a fine not exceeding \$2,500.

The Homestead Exemption application must be signed by an owner for whom this property is his or her primary residence. If the property has more than one owner, signatures of additional owners are not required. By signing the application, the applicant is affirming or swearing that all information contained in the application is true and correct.