CITY OF PHILADELPHIA

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MICHAEL A. NUTTER
Mayor

Dear Fellow Philadelphian:

Did you know that you could save money on your real estate taxes? Based upon recently-passed legislation, the City of Philadelphia will offer a $30,000* Homestead Exemption to all homeowners in Philadelphia starting in Tax Year 2014. There will not be a Homestead Exemption for Tax Year 2013.

The Homestead Exemption means that if you own your home, you can qualify for a reduction of your home's assessment, and therefore reduce your tax bill. There are no age or income restrictions and all homeowners in the city are encouraged to apply.

The City of Philadelphia will be moving to property assessments based on Actual Values for Tax Year 2014. This change will provide fair, accurate, and understandable tax assessments and bills. To be eligible for the Exemption, you must own your own home and live in it, and complete the enclosed application. If you apply by November 15, 2012, your application will be processed and you will be notified if you have qualified when you receive your Tax Year 2014 Assessment Change Notice in February 2013.

The Homestead Exemption will help homeowners save money. For example, if your home is assessed at a value of $100,000, with the $30,000* Homestead Exemption, you would only pay taxes based on $70,000, compared with the actual value of $100,000—providing you with savings.

Qualification is simply based on whether the home is your primary residence—that is, if you own your home and live in it, too. Rental homes or vacation homes do not qualify. Mixed-use properties qualify and will benefit from the Exemption for the portion of the property that is your primary residence. After an application has been approved, you do not need to reapply each year unless the deed to the home changes.

Moreover, there are other programs available that may help you reduce the amount of property tax you pay if you meet income qualifications, are over age 65, or have a disability. More details about these programs can be found online at www.phila.gov or by calling 311.

The process to apply for the Homestead Exemption is simple. Just fill out the enclosed form and mail it in. You can also go online to www.phila.gov to apply. You are encouraged to submit your application by November 15, 2012, as applications submitted by that date will have the Exemption reflected on the Tax Year 2014 Assessment Change Notice that will be mailed to you in February 2013. If you already submitted an application for the Homestead Exemption in summer 2012, it will be held and processed for Tax Year 2014. You do not need to reapply.

If you have not already applied, I urge you to apply today. Again, you are encouraged to return your application by November 15, 2012. Visit www.phila.gov or call 215-686-9200 for more information.

Sincerely,

Michael A. Nutter
Mayor

HOMESTEAD PHILADELPHIA

Web: www.phila.gov
Twitter: @PhiladelphiaGov
Facebook.com/PhiladelphiaCityGovernment
Call: 215-686-9200

*The exemption amount may be subject to change.