

For Application No. _____

OPA Account No. _____

Does the owner of the property seeking exemption own other rental and/or commercial property(ties) in Philadelphia?

Yes No If "Yes" then please provide the exact address(es) below:

Does the Tenant/or Partnership/or Corporation using the property seeking exemption own other rental and/or commercial property(ties) in Philadelphia?

Yes No If "Yes" then please provide the exact address(es) below:

Development Abatement for New or Improved Residential Properties

STATE ACT 175 OF 1984, AS AMENDED. 72 P. S. § 5020-205

This program offers an abatement from Real Estate Taxes during new construction of single and multiple dwellings constructed for residential purposes or improvements to existing unoccupied residential dwellings or improvements to existing structures for purposes of conversion to residential dwellings.

Use the guidelines below when applying for this abatement—

Who Applies? Developers who are building or rehabbing a residential property that will be leased or sold. Purchasers and renters of newly-constructed homes are not the applicant.

When to Apply? By December 31st of the year that the building permit is issued.

What Properties are Eligible? A dwelling unit in a single house, duplex, triplex, townhouse, rowhouse, or multi-family building (including apartments, condominiums, and cooperative units).

What Improvements Qualify? Improvements made under a City-issued construction permit that affect the assessed value of a property. Not all improvements will change the value of a property as determined by City evaluators.

When Does the Abatement Start? On the first day of the month after the building permit is issued by the Department of Licenses and Inspections for the construction or the improvements.

How Long Does the Abatement Last? Thirty (30) months or until the property is leased or sold, whichever comes first. During the abatement period, Real Estate Tax bills may change due to changes in tax rates and changes in assessed value not related to the improvement. The change in value due to the approved improvements will not be taxable.

Please Remember -

- Submit a separate application for each real estate parcel and/or for each individual end use.
- Check off the type of abatement you are applying for on the application.
- Use the official address as assigned by the Office of Property Assessment.
- Attach the construction permit(s) to the application.
- Include a mailing address, if different than the project address.
- You must be in good standing for all payments due to the City at all times.
- You must file your application on time.
- After your application has been approved, the abatement will start one month following the permit date.

Return Completed Applications to:

City of Philadelphia – Office of Property Assessment
Abatement Unit
The Curtis Center – 3rd Floor West
601 Walnut Street
Philadelphia, PA 19106

Revised July 24, 2015