

Rehab & New Construction for Commercial & Industrial Properties

CITY COUNCILMANIC ORDINANCE 1130, AS AMENDED 2 SECTION 19-1303 (3) OF THE PHILADELPHIA CODE

This program offers an abatement from Real Estate Taxes due to new construction or improvements to deteriorated industrial, commercial or other business properties. (Ordinary upkeep and maintenance are not improvements.) **Not for residential properties.**

Use the guidelines below when applying for this abatement—

Who Applies? Property owners/developers that are rehabbing or building a property that will either be sold or leased for commercial, industrial or other business purposes. Purchasers of rehabbed or newly-constructed properties are not the applicant.

When to Apply? Within sixty (60) days of the date the building permit is issued.

What Properties are Eligible? Newly-built and improved existing commercial and industrial properties.

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

When Does the Abatement Start? On January 1st, after the improvement is certified as complete. You must file the certificate of completion and the certificate of occupancy issued by the Department of Licenses and Inspections. If an L&I certificate of occupancy is not needed, the owner must submit an affidavit stating the date the improvements were complete.

How Long Does the Abatement Last? Ten years. 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.

- Submit a separate application for each real estate parcel and/or for each individual end use.
- Please remember to 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, you must submit the owner's certificate and related documents to start the abatement.

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

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: