



CITY OF PHILADELPHIA
DEPARTMENT OF REVENUE

Do you qualify for the Longtime Owner Occupants Program (LOOP)?

The **Longtime Owner Occupants Program (LOOP)** is a Real Estate Tax relief program for eligible homeowners whose property assessments **increased by at least 50% from last year** or **increased by at least 75% in the last five years**.

LOOP limits the increase to your current year taxes to 50% or 75% (depending on your eligibility), and stops increases to future Real Estate bills for as long as you qualify for the program. This protection keeps future bills the same unless tax rates increase.

Participants in the LOOP program are **not** eligible for the Homestead Exemption. You will need to determine which program works best for you. Use the calculator on the backside of this flyer to check the program benefits for both Homestead and LOOP.

Eligibility Requirements

Besides an increase in your property assessment, you must also:

- Have lived in your home for 10 years or more.
- Fall below the AMI (area median income) limits set by HUD for your family size. These limits are adjusted annually, see the table at right for income eligibility.
- Be current on your property taxes, or you must be in an Owner-Occupied Payment Agreement or Installment plan.

NOTE: You cannot have a the Homestead Exemption and LOOP at the same time. Additionally, your property is ineligible if it benefitted from the 10-year tax abatement while the you owned the property or received the property from a relative who benefitted from the 10-year tax abatement.

Deadline to apply: September 30 the same year your bill is due

If your bill is due on March 31, 2025, the deadline to apply is September 30, 2025. To apply, download an application at phila.gov/LOOP. if you have questions call **(215) 686-9200**, or email revenue@phila.gov.

Income Requirements

Family Size	Maximum
1 person	\$100,300
2 people	\$114,600
3 people	\$128,950
4 people	\$143,250
5 people	\$154,750
6 people	\$166,200
7 people	\$177,650
8 people	\$189,100

LOOP calculator

To determine if you qualify for LOOP, you will need your current and previous five year assessments. You can find these values at **property.phila.gov**. Remember, you cannot have the Homestead Exemption and LOOP at the same time.

1. Do you qualify?

- ☐ I have lived in my home for 10 years or more
- ☐ My income falls at or below the maximum income limits for my family size (below)
- ☐ My home has increased in value by at least 50% from last year **or** 75% over the last 5 years (check your math!) →
- ☐ My property taxes are paid, or I am enrolled in a payment or installment plan

2025 Income Requirements

Family Size	Maximum Income
1 person	\$100,300
2 people	\$114,600
3 people	\$128,950
4 people	\$143,250
5 people	\$154,750
6 people	\$166,200
7 people	\$177,650
8 people	\$189,100

LOOP or Homestead? How to choose

You will want to estimate your Real Estate Tax bill with both LOOP and the Homestead Exemption.

If you enter into LOOP and then leave the program, you cannot re-enter LOOP later. (You may re-apply if you qualify again in the future for a different year's assessment.)

Only you can decide which program is best for your household. You will need evaluate what matters most to you: savings now or savings in the future.

2A. Calculate the percent increase

2025 assessment
÷ Last year's assessment
If the result is 1.5 or more, your assessment qualifies you for LOOP.

OR

2B. Calculate the percent increase

2025 assessment
÷ The lowest assessment from the previous 5 years (2020)
If the result is 1.75 or more, your assessment qualifies you for LOOP.

3A. Estimate your Real Estate tax bill with LOOP

Last year's assessment if you qualify at a 50% increase **OR** the lowest assessment in the last 5 years if you qualify at a 75% increase
x **1.5 or 1.75** Your assessment is capped at this amount, depending on your eligibility
The result is the maximum assessment amount we will use to calculate your Real Estate Tax. Now, multiply that by the tax rate: .013998
x **.013998**
This is your estimated tax bill with LOOP

AND

3B. Estimate your Real Estate Tax bill with Homestead

2025 Assessment
— **\$100,000** Subtract the value of the Homestead Exemption
The result is the amount we use to calculate your Real Estate Tax. Now, multiply that by the tax rate: .013998
x **.013998**
This is your estimated tax bill with the Homestead Exemption