

CITY OF PHILADELPHIA

PROFILE SHEET: REAL ESTATE TAX ABATEMENT PROGRAM

Background: The City of Philadelphia provides an Abatement of Real Estate Taxes on the major improvements needed to significantly rehabilitate/renovate commercial and industrial properties, as well as for projects where there is new construction. This tool is a mechanism intended to encourage urban business reinvestment.

Eligibility: This Program is available throughout the entire City of Philadelphia.

Uses: The Program targets significant improvements on properties that include:

1. The repair, reconstruction, alterations and additions to existing Buildings
2. New construction of Buildings on vacant ground.
3. New construction of Buildings to replace recently demolished structures.

Regular building maintenance work and routine upkeep of properties are not eligible for the Abatement.

Provisions: The amount of the exemption is only for the actual value of the additional real estate tax assessments that are attributable to the building/property improvements. The Ten (10) Year Tax Abatement period commences on January 1st of the calendar year following the issuance of the Certificate of Use and Occupancy upon successful completion of the building renovations and/or new construction on the property.

Procedures: Applications for the Real Estate Tax Abatement Program are available at: The Office of Property Assessments (OPA) @ The Curtis Center, 601 Walnut Street Suite 300, Philadelphia, Pa. 19106, and on the City of Philadelphia website: www.opa.phila.gov. Click on Forms/Applications, Click on Abatement and then Click on: Download the Application for the Exemption of Real Estate Taxes due to improvements. Completed Forms and Attachments, including permits and proof of property ownership, must be filed with OPA within Sixty (60) Days of the issuance of the Building and Construction Permits by the Department of Licenses and Inspections (L&I).

For More Information/Guidance, Please contact: Office of Property Assessment (OPA)

Main Phone: (215) 686-4334

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Authorized by City Council Ordinance #1130 Section 19-1303 of the Philadelphia Code
(SDH)