

## City of Pittsburgh: Real Estate Tax Abatement Programs

9/3/2014

Program	Type of Abatement	Participating Taxing Body and Annual Abatement Limit		Abatement Period	Increment Abated	Current Use of Property	Future Use of Property	Eligible Area	Application Review
Act 42 Residential <i>Pittsburgh Code Chapter 265</i>	Assessment Reduction <sup>1</sup>	City	\$86,750 <i>for New Construction</i>	3 years	100% Increase in tax due to improvement	Residential or Vacant Land	Residential, For-sale or Rental	City-wide	Allegheny County
			\$36,009 <i>for Renovations</i>						
		School	\$86,750 <i>for New Construction</i>						
			\$36,009 <i>for Renovations</i>						
County	\$66,000 <i>for Renovations</i>	2 years							
Act 42 Enhanced Residential <i>Pittsburgh Code Chapter 265, Ordinance 9</i>	Assessment Reduction <sup>1</sup>	City	\$250,000	10 years	100% Increase in tax due to improvement	Residential or Vacant Land	Residential, For-sale or Rental	28 Defined Areas	City of Pittsburgh
		School <sup>2</sup>	\$250,000						
Commercial LERTA <i>Pittsburgh Code Chapter 267</i>	Tax Credit <sup>3</sup>	City	\$50,000	5 years	100% Increase in tax due to improvement	Commercial, Industrial or Vacant Land	Commercial or Industrial, For-sale or Rental	City-wide	Allegheny County
Residential LERTA <sup>4</sup> <i>Pittsburgh Code Chapter 267, Ordinance 10</i>	Tax Credit <sup>3</sup>	City	\$150,000	10 years	100% Increase in tax due to improvement	Commercial or Industrial	Residential Rental or Hotels	4 Defined Areas	Urban Redevelopment Authority
		School	\$250,000	10 years	100% in Years 1 & 2; 90% in Years 3 & 4; 80% in Years 5 & 6; and so on				
Residential Enhanced LERTA <i>Pittsburgh Code Chapter 267, Ordinance 10</i>	Tax Credit <sup>3</sup>	City	\$2,700	10 years	100% Increase in tax due to improvement	Commercial or Industrial	Residential, Separately assessed units	4 Defined Areas	Urban Redevelopment Authority
		School <sup>2</sup>	\$3,480						
Local Economic Stimulus <sup>5</sup>	Tax Credit <sup>3</sup>	City	\$250,000	10 years	100% in Years 1 & 2; 90% in Years 3 & 4; 80% in Years 5 & 6; and so on	Commercial, Industrial or Vacant Land	Residential, Commercial or Industrial	City-wide	City of Pittsburgh
Visitability Residential <sup>6</sup>	Tax Credit <sup>3</sup>	City	\$2,500	5 years	100% Increase in tax due to improvement	Residential, Vacant Land, Commercial or Industrial	Residential, Single family, Duplex, Triplex, Adaptive reuse	City-wide	Allegheny County
		County	\$2,500						

<sup>1</sup>As assessment reductions, the total tax benefits of the Act 42 programs can change depending on the millage rate.

<sup>2</sup>The School District participation in these programs became effective August 1, 2014.

<sup>3</sup>As tax credits, the maximum benefits of the LERTA programs and the Local Economic Stimulus program cannot exceed the amounts listed above.

<sup>4</sup>Applications filed on or after July 1, 2012 through June 30, 2017 receive an abatement for the 100% increase in tax due to improvements for City taxes only.

<sup>5</sup>The Local Economic Stimulus applies to the incremental increase in taxes as a result of construction or improvements costs in excess of one million dollars (\$1,000,000).

<sup>6</sup>The Visitability tax credit can be used concurrently with other residential tax abatement programs.