

City Of Pittsburgh Summary of Amended Tax Abatement Programs

The City of Pittsburgh has consolidated and replaced several real estate tax abatement programs (Act 42, Local Economic Revitalization Tax Act/LERTA, Local Economic Stimulus, and Visitability) effective July 1, 2020. The amended abatements are available city-wide with incentives for affordable housing, job creation, and/or investing in distressed (CDBG-eligible) areas or the Lower Hill District by offering longer and higher-value abatements to projects meeting certain requirements.

Project Type	Abatement Type	Standard Abatement	Enhanced Abatement	Legislation
Owner-occupied residential/for-sale development	Assessment reduction	<ul style="list-style-type: none"> 3-year assessment reduction Up to \$175,000 per year 	<ul style="list-style-type: none"> 10-year assessment reduction Up to \$250,000 per year if: <ul style="list-style-type: none"> A residential for-sale or owner-occupied property is in a CDBG-eligible location OR <ul style="list-style-type: none"> A multi-unit for-sale or owner-occupied development includes at least 10% of units affordable to and occupied by households at or below 80% AMI OR <ul style="list-style-type: none"> A for-sale or owner-occupied property is located in the Lower Hill District 	Chapter 265
Commercial residential (rental or otherwise not occupied by the owner)	Tax credit	<ul style="list-style-type: none"> 3-year tax credit Up to \$125,000 per year 	<ul style="list-style-type: none"> 10-year tax credit Up to \$250,000 per year if: <ul style="list-style-type: none"> A residential property not to be occupied by the property owner includes at least 10% of its units affordable to and occupied by households at 50% AMI OR <ul style="list-style-type: none"> A residential property not to be occupied by the property owner includes at least 60% of its units affordable to and occupied by households at 80% AMI OR <ul style="list-style-type: none"> A residential property not to be occupied by the property owner is located in the Lower Hill District 	Chapter 267
Industrial, commercial, or other business structures	Tax credit	<ul style="list-style-type: none"> 3-year tax credit Up to \$125,000 per year 	<ul style="list-style-type: none"> 10-year tax credit Up to \$250,000 per year if the project creates at least 50 full-time jobs 	Chapter 267