



Wanda Williams, Mayor



Tax Abatement 2016-2024 Application for Exemption

NOTICE TO TAXPAYERS

Under the provisions of Chapter 5-503 of the Codified Ordinances of the City of Harrisburg you may be entitled to a property tax exemption on your contemplated alterations or new construction. An application for exemption may be secured from the Bureau of Codes Administration and shall be filed with the City at the time a building or alteration permit is secured. (Ord. No. 4 of Session 2015, passed May 12, 2015).

FOR OFFICE USE ONLY	
_____	/ /
Property number	Date

Property Address

If my property is reassessed upwards as a result of the improvements or new construction I plan to undertake, I wish to receive and hereby apply for the exemption entitled me under the provisions of Chapter 5-503 of the Codified Ordinances of the City of Harrisburg.

TYPE OF ABATEMENT REQUESTED (see Exemption Schedule for applicable number)

_____	/ /
Property Owner's Signature	Date

_____	/ /
Or Authorized Agent	Date

White Copy - City

Pink Copy - Applicant

Tax Abatement Fact Sheet

What is the Tax Abatement Program?

The Tax Abatement Program provides a financial incentive for improving a property. Owners of commercial, industrial or residential property who are planning improvements to an existing structure or planning to build on a vacant lot are encouraged to apply for tax abatement. If the improvements you make to your property result in the County increasing the assessment on your property (which normally causes your taxes to go up) tax abatement provides temporary relief from these additional City, Dauphin County and Harrisburg School District real estate taxes. Full taxation of the increased value of your property is deferred for a period of time based on the type and value of improvements.

Do all improvements result in a reassessment?

No. Normal maintenance improvements generally do not result in a reassessment. Major improvements, such as structural additions, major reconstruction, or expanding the habitable area of the building, will often result in reassessment. Reassessment policy is determined by Dauphin County.

Is the abatement offer applied to all areas and parcels within the City?

Yes, the LERTA is city-wide.

How do I apply for tax abatement?

In order to qualify for tax abatement benefits, a property owner must file for tax abatement at the same time he or she applies for a building permit for the intended improvements or new construction. All necessary electrical, plumbing, zoning and building permits must be obtained prior to beginning work.

Apply for tax abatement and permits in the Bureau of Codes Administration, Suite 205, Dr. Martin Luther King, Jr. City Government Center, 10 N. 2nd Street, Harrisburg, telephone 255-6553.

Tax Abatement Exemption Schedule

Please circle number applicable to your improvement

	Year 1 Amount	Year 2 Amount	Year 3 Amount	Year 4 Amount	Year 5 Amount	Year 6 Amount	Year 7 Amount	Year 8 Amount	Year 9 Amount	Year 10 Amount
(1) *Residential Improvement	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
(2) **New Residential Construction	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
(3) **Commercial/Industrial Improvement	50%	50%	50%	50%	50%	50%_	50%_	_50%	50%_	50%_
(4) ** Commercial/Industrial new construction	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
(5) *** Mixed –Use Commercial/Residential 70%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
(6) *** Mixed-use Commercial/residential	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%

* The date of the construction of the residential improvement shall be the date of the issuance of building permit or the issuance of a certificate of occupancy, which ever is appropriate.

** The effective date for abatement shall be the date of the issuance of the certificate of compliance.

***If the mixed use project is more than 70% residential as determined by square footage of each type, then the project qualifies for the 100% abatement.

NOTE: The exemption from real property taxes granted pursuant to the provisions hereof shall be upon the property exempted and shall not terminate upon the sale or exchange of the property. In the event of reassessment by the County, City or School District, tax abatement shall be proportionally applied to any new assessment so long as the tax abatement period for the property or project in question had not expired. This application is to ensure that each property or project affected by tax abatement received the same percentage of tax benefits before and after reassessment.

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Under the provisions of Chapter 5-503 of the Codified Ordinances of the City of Harrisburg you may be entitled to property tax abatement on your contemplated alteration or new construction. An application for exemption may be secured from the City's Department Of Community And Economic Development or the designated LERTA Administrator. The Application must be fully completed and filed with the City at the time a building or alteration permit is secured. In an effort to stimulate the local economy and provide jobs and financial opportunities for City residents and businesses, it is strongly recommended and encouraged that those businesses and property owners who will benefit from this tax abatement program use every effort to employ City residents and businesses, including underrepresented minority, women, LGBT and disadvantaged labor force participants and business enterprises, not only through participation in new construction and improvement projects for which the tax abatement will apply, but in all future endeavors.

Please refer to the Guidelines (attached or online) which give additional requirements to qualify for this program.