



URBAN REDEVELOPMENT
AUTHORITY OF PITTSBURGH

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City of Pittsburgh

Act 42 - Tax Abatements and Exemptions

If you purchase or build a new home or make home improvements on your home in the City of Pittsburgh your Allegheny County, City of Pittsburgh and District School taxes can be abated for 3 years. If the home is located within a **Targeted Growth Zone** your City of Pittsburgh, and District School taxes can be abated for ten (10) years after the property is reassessed. Act 42 can save you thousands of dollars!

The tax assessment is based on the time the building permit was filed. If you are doing home improvements you must apply within 180 days of the issuance of the building permit. *You may download an application at: www.ura.org*

NEW CONSTRUCTION

City maximum assessment abatement:	\$86,750
County maximum assessment abatement:	\$36,009
Maximum term:	3 years

For example, the URA built a new home on property that was assessed at \$1,000, the newly built home sells and is assessed at \$150,000.

<i>Assessment:</i>	\$150,000
<i>Less City Maximum Assessment:</i>	(\$86,750)
<i>Pay City & School Tax for 3 years on:</i>	\$63,250

<i>Assessment:</i>	\$150,000
<i>Less County Maximum Assessment:</i>	(\$36,009)
<i>Pay County Tax for 3 years on:</i>	\$113,991

<i>Targeted Growth Zone:</i>	
Maximum assessment abatement:	\$250,000
Maximum term:	10 years
If property is in a <i>Targeted Growth Zone</i>	
Pay City & School Tax for 10 years on:	\$1,000
Pay County Tax for 3 years on:	\$ 113,991

HOME IMPROVEMENT & REHABILITATED HOMES

City, School and County maximum assessment abatement:	\$36,009
Maximum term:	3 years

For example, you have made home improvements to your home in the amount of \$25,000. Your home was assessed at \$75,000 before filing the building permit, the home is reassessed at \$100,000.

<i>Assessment:</i>	\$100,000
<i>Less Maximum Assessment:</i>	(\$25,000)
<i>(Based on Home Improvements)</i>	
<i>Pay all Taxing Bodies for 3 years on :</i>	\$ 75,000

<i>Targeted Growth Zone:</i>	
City maximum assessment abatement:	\$250,000
Maximum term:	10 years
If property is in a <i>Targeted Growth Zone</i>	
Pay City & School Tax for 10 years on:	\$ 75,000
Pay County Tax for 3 years on:	\$ 75,000

Targeted Growth Zones

Allentown, Arlington, Beltzhoover, California-Kirkbride, East Allegheny, Downtown Pittsburgh, Elliott, Esplen, Fineview, Hays, Hazelwood, Homewood North, Homewood South, Homewood West, Knoxville, Larimer, Lincoln-Lemington-Belmar, Lower Lawrenceville, Manchester, Mt. Oliver, Perry South, Sheraden, Spring Garden, Upper Hill, Upper Lawrenceville, Uptown, West End