

City of Pittsburgh: Real Estate Tax Abatement Programs

4/1/2018

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 ¹	City/ School	86,750 of assessment <i>for New Construction</i>	3 years	100% Increase in tax due to improvement up to annual limit	Residential or Vacant Land	Residential, For-sale or Rental	City-wide	City of Pittsburgh
			36,009 of assessment <i>for Renovations</i>	3 years		Residential			
Act 42 Enhanced Residential <i>Pittsburgh Code Chapter 265, Ordinance 9</i>	Assessment Reduction ¹	City	250,000 of assessment	10 years	100% Increase in tax due to improvement	Residential or Vacant Land	Residential, For-sale or Rental	28 Defined Areas	City of Pittsburgh
Commercial LERTA <i>Pittsburgh Code Chapter 267</i>	Tax Credit ²	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 <i>Pittsburgh Code Chapter 267, Ordinance 10³</i>	Tax Credit ²	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 ²	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
Local Economic Stimulus ⁴	Tax Credit ²	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 ⁵	Tax Credit ²	City	\$2,500 over 5 years	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						

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

²As tax credits, the maximum benefits of the LERTA programs, Local Economic Stimulus program and Visitability credit cannot exceed the amounts listed above.

³Applications filed on or after July 1, 2012 through August 1 2014 receive an abatement for the 100% increase in tax due to improvements for City taxes only.

⁴The 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).

⁵The Visitability tax credit can be used concurrently with other residential tax abatement programs.