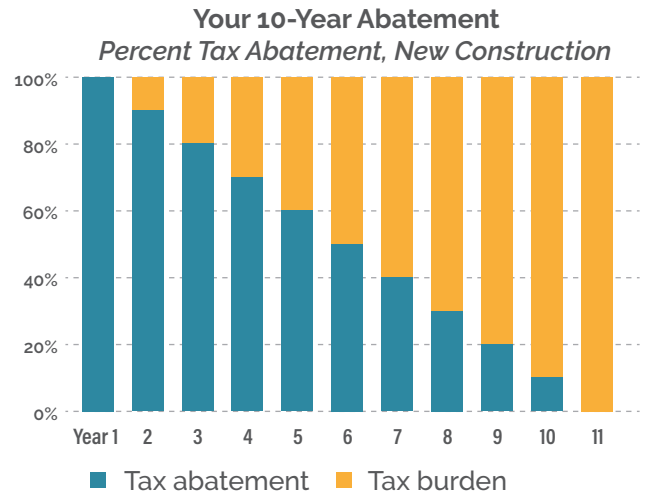


Developers and Home Buyers in Philadelphia: Did You Know?

The 10 Year Tax Abatement for New Construction now drops by 10% each year.

There is an alternative.

If you opt to **renovate a previously unoccupied property**, you can qualify for the **full abatement for the full ten years.**



What Types of Buildings?



Rehab Construction for Residential Properties (Ordinance 961)

This is a 10-year abatement for improvements to **existing** residential properties containing one or more units. It is not available for hotels.

You must file the certificate of completion and an affidavit stating the completion date with the OPA before the abatement value can be assessed and started.



Rehab & New Construction for Commercial & Industrial Properties (Ordinance 1130)

This is a 10-year abatement for new construction or **improvements** to deteriorated industrial, commercial, or other business properties.

You must file the certificate of completion and the [certificate of occupancy](#) issued by L&I. If an L&I certificate of occupancy is not needed, the owner must submit an affidavit stating the date the improvements were complete.

What Improvements Qualify?

Improvements made under a City-issued construction permit that affect the assessed value of a property. Not all improvements will change the value of a property as determined by the Office of Property Assessment Evaluators.

How Do I Apply?

Use this [Office of Property Assessment Form](#) to apply.

*Make sure you apply under Ordinance 961 or 1130 for improvements made to existing residential or commercial/industrial building structures that will either be sold at the completion of the improvements or occupied by the property owner.

When Can I Get this Deal?

For abatements under Ordinance 961 (residential), submit by December 31st of the year that the building permit is issued. The abatement starts on January 1st after the owner certifies that the improvements are complete.

For abatements under Ordinance 1130 (commercial or industrial), submit within sixty days of the date when the building permit is issued. The abatement starts on January 1st after the owner certifies that the improvements are complete.

Avoid Demolition, Save Money, Develop Sustainably

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