
MEMORANDUM

To: Frank Breslin, Revenue Commissioner

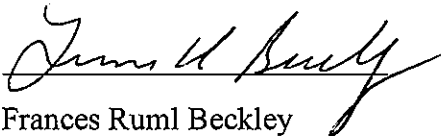
CC: Rebecca LopezKriss, Deputy Revenue Commissioner

From: Frances Ruml Beckley, Chief Revenue Counsel

Date: August 10, 2023

Re: *Amendments to Real Estate Tax Regulations – Section 403 – Exemption from Real Estate Taxes on Improvements to Deteriorated Industrial, Commercial, or Other Business Properties.*

I have reviewed the attached amendments to Section 403 of the Real Estate Tax Regulations to incorporate the amendments to Philadelphia Code Section 19-1300 made by Bill No. 200653, signed by the Mayor on January 27, 2021. I find the amendments to be legal and in proper form. In accordance with Section 8-407(a) of the Philadelphia Home Charter Rule, you may now forward the amendment to the Department of Records where it will be made available for public inspection.


Frances Ruml Beckley

Section 403 of the Real Estate Tax Regulations are being amended to incorporate the amendments of Philadelphia Code Section 19-1300, entitled “Real Estate Taxes,” by modifying the amount of certain tax abatements, all under certain terms and conditions, made by Bill. No. 200653 and signed by the Mayor on January 27, 2021.

**CITY OF PHILADELPHIA
DEPARTMENT OF REVENUE**

**REAL ESTATE TAX REGULATIONS FOR CITY OF PHILADELPHIA AND SCHOOL
DISTRICT OF PHILADELPHIA**

**ARTICLE IV: DISCOUNTS AND ADDITIONS TO TAX; EXEMPTIONS FROM REAL
ESTATE TAXES**

**Section 403. Exemption from Real Estate Taxes on Improvements to Deteriorated
Industrial, Commercial, or Other Business Properties.**

(a) Exemption Schedule.

- (1) *With respect to applications for exemption initially applied for on or before December 31, 2021, the* The additional assessment attributable to the actual improvement costs shall be exempted from real estate taxes for ten (10) years. *With respect to applications for exemption initially applied for after December 31, 2021, ninety percent (90%) of the assessable amount of the improvement costs shall be exempted from real estate taxes for ten (10) years.* The exemption shall commence in the tax year immediately following the year in which the initial certificate of occupancy for the property is issued. After the tenth year, the exemption shall terminate.**
- (2) The exemption from taxes granted under this ordinance shall be upon the property and shall not terminate upon the sale or exchange of the property.**

(b) Procedure for Obtaining Exemption.

- (1) At the time a building permit for the construction of an improvement is applied for, the Department of Licenses and Inspections shall notify the applicant by a printed notice of the possibility of a tax exemption under this bill. Within sixty (60) days of the date the building permit is issued, the taxpayer shall apply to the OPA¹ for such exemption. The application shall be in writing upon forms prescribed by the OPA and must be filed within the specified time period.

Bold italics denotes new matter

~~Strikethrough denoted deletion~~

Date: August 10, 2023



Frank Breslin, Revenue Commissioner

¹ Although the Code provides that the application is made to the BRT, the OPA assumed the BRT's assessment functions as of October 1, 2010. See note 5 for details.