

Legislation Text

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Amending Section 19-1303.4 of The Philadelphia Code, entitled "Authorization to Offer Exemption from Real Estate Taxes on New Construction of Residential Properties," by modifying the start date of certain changes to tax abatements with respect to new construction of residential properties, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Chapter 19-1300 of The Philadelphia Code is hereby amended to read as follows:

CHAPTER 19-1300. REAL ESTATE TAXES

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§ 19-1303.4. Authorization to Offer Exemption from Real Estate Taxes on New Construction of Residential Properties.

* * *

(5) Exemption Schedule.

(1) With respect to applications for exemption initially applied for on or before [December 31, 2020] *December 31, 2023*, one hundred percent (100%) of the assessable amount of the construction costs shall be exempted from real estate taxes for a period of ten years immediately following the date on which settlement is made, and a required certificate of use and occupancy is issued on an eligible dwelling unit. After the tenth year, the exemption shall terminate.

(2) With respect to applications for exemption initially applied for after [December 31, 2020] *December 31, 2023*, the assessable amount of the construction costs shall be exempted from real estate taxes for a period of ten years immediately following the date on which settlement is made, and a required certificate of use and occupancy is issued on an eligible dwelling unit, as follows: one hundred percent (100%) of the assessable amount of the construction costs shall be exempted in the first year; ninety percent (90%) in the second year; eighty percent (80%) in the third year; seventy percent (70%) in the fourth year; sixty percent (60%) in the fifth year; fifty percent (50%) in the sixth year; forty percent (40%) in the seventh year; thirty percent (30%) in the eighth year; twenty percent (20%) in the ninth year; and ten percent (10%) in the tenth year. After the tenth year, the exemption shall terminate.

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SECTION 2. This Ordinance shall take effect upon the enactment into law, on or before December 31, 2020, of Bill No. _____, providing for a Construction Impact Tax imposed on the privilege of constructing or making improvements to certain structures.

Explanation:

[Brackets] indicate matter deleted.

Italics indicate new matter added.