



# Did Your Home Value Go Up?

## Here's How to Make Your Property Tax Bill More Affordable

Philadelphia released new “assessments” of property values, which they will use to calculate 2023 property tax bills. If your assessed value went up, your property taxes will, too. Based on the current tax rate, for every \$10,000 in increased value, your yearly tax bill will go up by \$140.

**If you think your new home assessment is too high, you should appeal right away.**

You can do that by filing an appeal with the Board of Revision of Taxes by October 3, 2022 **and** requesting a “First Level Review” with the Office of Property Assessment when you receive your Notice of Valuation by September 30, 2022. Learn more at [tinyurl.com/PropertyAssessments](https://tinyurl.com/PropertyAssessments).

**Whether or not your assessed value increased, most Philadelphia homeowners qualify for at least one tax relief program.**

**First, all homeowners should enroll in the Homestead Exemption Program. This program is available for every Philadelphia homeowner, including people who have tangled titles, except for people who are enrolled in LOOP. Beginning in 2023, the Homestead Exemption saves Philadelphia homeowners \$1,119 on their yearly tax bill.**

**Next, you should enroll in the Senior Freeze**, if you are 65 or older (or 50+ and the widow(er) of someone who was 65 or older when they died) AND you are low-income (less than \$33,500 for a household of 1 or \$41,500 for a household of 2). You can be enrolled in the Senior Freeze and the Homestead Exemption Program at the same time, so be sure to apply for both.

**Third, if you do not qualify for the Senior Freeze, see if you qualify for Longtime Owner Occupants Program (LOOP).** LOOP is for homeowners who have lived in their home for at least 10 years, and have seen their home’s assessed value increase by at least 50% this year OR by at least 75% over the past five years. Most homeowners do not qualify for LOOP, but if you do, you should apply because it may lower your taxes more than the Homestead Exemption Program will and protect against future increases in your assessed value.

**Fourth, you should apply for the Pennsylvania Tax Rebate.** This state program benefits homeowners age 65 and older; widows and widowers age 50 and older; and people with disabilities age 18 and older. The income limit is \$35,000 annually for homeowners and \$15,000 annually for renters, and half of Social Security income is excluded. Homeowners can receive a rebate of up to \$975, depending on their income.

**Finally, you should enroll in an Owner-Occupied Payment Agreement (OOPA) if you have a tax delinquency or you can’t afford to pay your taxes.**

Of these programs, only the PA Tax Rebate requires a new application every year. There are additional tax relief programs offering specific help to veterans and others.

“Ownership” for all tax relief programs includes people with tangled titles. This means that your name does not need to be on the deed to enroll.

**To learn more about these programs, visit [clsphila.org/propertytaxes](https://clsphila.org/propertytaxes).**

**To get legal help with property tax programs or tangled titles, call CLS at 215-981-3700 or the Save Your Home Philly Hotline at 215-223-HOME.**



## TAX ASSISTANCE PROGRAM REQUIREMENTS

Property tax relief is available through a variety of assistance programs for Philadelphia homeowners. All programs require the property be used as the applicant's primary residence and that the applicant have an ownership interest in the residence. Review the chart below to see if you qualify for assistance.

Program	Age Restrictions	**Income Restrictions	Rental Tenants	Military Only	Contact Number	Deadline	For more information, contact:
Homestead Exemption					215-686-9200	Dec. 1, 2022 <sup>1</sup>	<a href="http://www.phila.gov/OPA">www.phila.gov/OPA</a>
Property Tax/Rent Rebate	✓	✓	✓		1-800-236-2194	Dec. 31, 2022 <sup>2</sup>	<a href="http://www.revenue.pa.gov">www.revenue.pa.gov</a>
Current Year Property Tax Installment Plan	✓	✓			215-686-6442	Mar. 31, 2023 <sup>3</sup>	<a href="http://www.phila.gov/revenue">www.phila.gov/revenue</a>
Owner-Occupied Real Estate Payment Agreement ("OOPA")		✓			215-686-6442		<a href="http://www.phila.gov/revenue">www.phila.gov/revenue</a>
Senior Citizen Low-Income Property Tax Freeze	✓	✓			215-686-6442	Sept. 30, 2023 <sup>4</sup>	<a href="http://www.phila.gov/revenue">www.phila.gov/revenue</a>
Longtime Owner Occupants Program ("LOOP")		✓			215-686-9200	Sept. 30, 2023 <sup>4</sup>	<a href="http://www.phila.gov/OPA">www.phila.gov/OPA</a>
Real Estate Tax Deferral		✓			215-686-6442	Jan. 31, 2023	<a href="http://www.phila.gov/revenue">www.phila.gov/revenue</a>
Real Estate Tax Credit for Active Duty Reserve and National Guard				✓	215-686-6442		<a href="http://www.phila.gov/revenue">www.phila.gov/revenue</a>
Catastrophic Loss Adjustment					215-686-9282	~6 months from loss	<a href="http://www.phila.gov/OPA">www.phila.gov/OPA</a>
PA Disabled Veterans Real Estate Exemption		✓		✓	215-686-3256		Call 215-686-3256 to request application forms

Notes:

<sup>1</sup> To see change reflected on initial 2023 tax bill, apply by September 13, 2022. Taxpayers applying after September 13th will receive a revised bill.

<sup>2</sup> 2022 deadline is for a rebate of taxes paid for tax year 2021

<sup>3</sup> Deadline to apply to pay 2023 property taxes in installments

<sup>4</sup> Deadline to "freeze" or "cap" taxes using 2022 property values

**Homestead Exemption:** Exempts the first \$80,000 of a homeowner's property value (its assessed market value) from taxation. This is equivalent to nearly a \$1,120 reduction in the property's annual tax bill based on 2023 tax rate. Homes valued below \$80,000 will have a \$0 tax bill but will not get a refund.

**Property Tax/Rent Rebate:** Homeowners and renters may receive a rebate of their property tax or rent payments once they are paid in full, totaling from \$250 to \$975.

**Current Year Property Tax Installment Plan:** Record owners residing in the property may pay their current year property taxes in monthly payments through December 31<sup>st</sup> and have interest and penalties waived.

**Owner-Occupied Payment Plan ("OOPA"):** Homeowners may pay delinquent property taxes in monthly installments based on household income, and some or all of interest and penalties may be forgiven once the agreement is completed. **Some taxpayers must continue to pay future taxes on time, as they are not always included in the agreement.**

**Senior Citizen Low-Income Property Tax Freeze:** Seniors who own their homes may "freeze" their current tax bill, meaning it will not increase even if their assessed value increases (taxes will decrease if the assessed value decreases).

**Longtime Owner Occupants Program ("LOOP"):** An applicant who has owned and occupied their home for 10 years may apply to cap the assessed value of their home if the value has increased by 50% from the previous tax year or by 75% over the previous five years. This cannot be applied at the same time as a Homestead Exemption.

**Real Estate Tax Deferral:** Allows taxpayers whose property taxes increase at least 15% in a given year and who demonstrate financial hardship to defer payments of taxes. **The tax liability is not forgiven and the taxpayer remains obligated to pay the taxes,** which are collected when the property is sold or transferred to a new owner.

**Real Estate Tax Credit for Active Duty Reserve and National Guard:** Active Duty Reserve and National Guard Members who serve on active duty *outside* of Pennsylvania may be granted a credit toward the City's portion of real estate taxes (does not affect School District taxes). The credit is awarded for each day spent outside of the state on *active duty*, and is given the year after the service is performed.

**Catastrophic Loss Adjustment:** Property owners (no residency required) may request an adjustment to the assessed value of their property if it suffers a loss of at least 50% of its value. The adjustment may result in a reduction in taxes owed for the current year, which will be applied as a credit to the following tax year's bill.

**PA Disabled Veterans Real Estate Exemption:** Program exempts veteran's home from payment of all property taxes on primary residence, for honorably discharged veterans (and their widow(ers) if not remarried) if, as a result of military service, a veteran is 100% disabled, blind, paraplegic, or has lost two or more limbs AND has a financial need. Financial need for this program is presumed if the veteran earns less than \$95,279 annually (in 2022) and must be proven if income exceeds this amount.

