



Did Your Home Value Go Up?

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

Philadelphia just released new property assessments, which are used to calculate property tax bills. If your assessed value went up, your property taxes will, too.

If you think your home's assessment is too high, you should appeal right away.

You can do that by requesting a "First Level Review" with the Office of Property Assessment **and** by filing an appeal with the Board of Revision of Taxes by **October 7, 2024**. Learn more at tinyurl.com/PropertyAssessments.

Whether or not your assessed value increased, most Philadelphia homeowners, even those who have tangled titles and are not yet on their deeds, qualify for at least one tax relief program. Apply now!

The Homestead Exemption. This program is available for anyone who owns and occupies their home and saves Philadelphia homeowners \$1,399 on their yearly tax bill. You cannot be enrolled in both the Homestead Exemption and LOOP (see below) so you should look into both programs to see which one will work better for you.

The Senior Freeze. This program freezes your tax bill, so the bill will not increase even if your property value does. If you are 65 or older (or 50+ and the widow(er) of someone who was 65 or older when they died) and your income is less than \$33,500 for a household of 1 or \$41,500 for a household of 2, you can enroll in the Senior Freeze **and** the Homestead Exemption.

The Low-Income Tax Freeze. Like the Senior Freeze, this program freezes your tax bill, so the bill will not increase even if your property value does. Regardless of your age, if your income is less than \$33,500 for a household of 1 or \$41,500 for a household of 2, you can enroll in the Low-Income Freeze **and** the Homestead Exemption.

The 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. The income limit is \$96,350 for a household of 1, with higher limits for bigger households. LOOP works by limiting your home's assessment increase and locking in that assessment for as long as you remain eligible.

If your property taxes are delinquent and you can't afford to pay them, you should enroll in the income-based Owner Occupied Payment Agreement (OOPA).

There are additional property tax relief programs offering specific help to seniors, homeowners with disabilities, veterans, and others.

**To learn more about these programs, visit 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, 2024 ¹	www.phila.gov/OPA
Property Tax/Rent Rebate	✓	✓	✓		1-800-236-2194	Dec. 31, 2024 ²	www.revenue.pa.gov
Current Year Property Tax Installment Plan	✓	✓			215-686-6442	Mar. 31, 2025 ³	www.phila.gov/revenue
Owner-Occupied Real Estate Payment Agreement (“OOPA”)		✓			215-686-6442		www.phila.gov/revenue
Senior Citizen Low-Income Property Tax Freeze	✓	✓			215-686-6442	Sept. 30, 2024 ⁴	www.phila.gov/revenue
Longtime Owner Occupants Program (“LOOP”)		✓			215-686-9200	Sept. 30, 2024 ⁴	www.phila.gov/OPA
Real Estate Tax Deferral		✓			215-686-6442	Jan. 31, 2025	www.phila.gov/revenue
Real Estate Tax Credit for Active Duty Reserve and National Guard				✓	215-686-6442		www.phila.gov/revenue
Catastrophic Loss Adjustment					215-686-9282	~6 months from loss	www.phila.gov/OPA
PA Disabled Veterans Real Estate Exemption		✓		✓	215-686-3256		Call 215-686-3256 to request application forms

Notes:
¹To see change reflected on initial 2025 tax bill, apply by September 13, 2024. Taxpayers applying after September 13 will receive a revised bill.
²2024 deadline is for a rebate of taxes paid in 2023.
³Deadline to apply to pay 2025 property taxes in installments.
⁴Deadline to “freeze” or “cap” taxes using 2023 property values.

Homestead Exemption: Exempts the first \$100,000 of a homeowner's property value (its assessed market value) from taxation. This is equivalent to nearly a \$1,399 reduction in the property's annual tax bill based on 2025 tax rate. Homes valued below \$100,000 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 31st 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.

