

OPA FACT SHEET

MAPS AND RECORDS

The Office of Property Assessments provides Property Record Cards and block and lot maps of properties and adjacent properties. Call 412-350-4600 or go to Room 303 in the County Office Building for more information.

TAX REDUCTION PROGRAMS

Allegheny County offers tax reduction programs to taxpayers who qualify for them AND who apply for them...

Homeowners and Farm Owners – Act 50

County property owners with primary residences here are eligible to have the property assessment value of their owner-occupied homes reduced by \$15,000 for county tax purposes only. Age, income and disability have no bearing.

For more information or to get an application: Call 412-350-4600. Go to the third floor of the County Office Building. Visit our Web site at www.alleghenycounty.us/opa/act50frm.aspx. Click on the Form and Instructions to download.

Senior Citizens – Act 77

The Senior Citizen Property Tax Relief Program offers tax reductions to senior citizens who qualify. This Treasurer's Office program reduces the face value of your county taxes by 30%. To qualify, you must fulfill ALL THREE of the following requirements: (1) Property Ownership – have owned and occupied your primary residence in Allegheny County for 10 consecutive years (if you received assistance in acquiring the property through a government or non-profit program, then 5 consecutive years is required); (2) Age – must be 60 years of age or older, OR live in the same household with a spouse who is age 60 or older, OR be a widow or widower age 50 or older, OR be a property owner who is age 18 or older and is permanently disabled; (3) Income – have a maximum household income of \$30,000, EXCLUDING one half of your Social Security, SSI or Railroad Retirement Tier One benefits.

For more information or to get an application: Call 412-350-4100. Visit the Treasurer's Office Web site at www.alleghenycounty.us/TreasurerMain.aspx?id=11114. Click on the application to download. Go to Room 108 of the County Courthouse in downtown Pittsburgh or your local municipal building.

Improvements/Additions and New Home Construction – Act 42, Act 132 and Act 202

Act 42 City of Pittsburgh: If you purchase or build a new home in the City of Pittsburgh, your city and school district taxes can be reduced up to the maximum amount of \$86,750 for 3 years. Or, if you make home improvements to your existing home in the City of Pittsburgh, you are eligible to have the first \$36,009 in value reduced for city and school district taxes for 3 years.

Act 42 County: Homeowners making improvements are eligible to have the first \$36,009 in value reduced for county taxes for 3 years.

Act 132 Residential Visitability Design Tax Credit Program: This program offers a tax credit as an incentive for new construction or renovation that provides access for disabled individuals to residential housing. The total amount of the tax credit granted shall be the lesser of \$2,500 over a period of 5 years, or the total amount of all increases in property taxes levied by Allegheny County as a result of the construction/renovation eligible for the tax credit.

Act 202: New homes constructed in Allegheny County are eligible to have up to the full value of the building reduced for tax purposes for 2 years.

For more information or to get an application: Call 412-350-4600. Go to the third floor of the County Office Building. Visit our Web site at www.alleghenycounty.us/opa/abate.aspx. Scroll down and click on the Tax Abatement you want and then on the application to download.

OPA FACT SHEET

Special Exemptions from Taxation

Allegheny County offers special programs for exemption from taxation...

Clean and Green Exemption — Act 156 offers a way to reduce taxes on farmland and agricultural and forest reserves. Eligible property must be 10 acres or more, OR produce at least \$2,000 income from farm products. For details: Call the Clean and Green Coordinator at 412-473-4285.

To get an application: Call 412-350-4600. Go to the third floor of the County Office Building. Visit our Web site at www.alleghenycounty.us/opa/abate.aspx. Scroll down and click on Act 156 and then on the application to download.

Disabled Veterans Exemption — Applicants for the Disabled Veterans Exemption from Taxation can get information by calling the Allegheny County Department of Veterans' Services at 412-621-4357 during business hours or by email at www.alleghenycounty.us/veterans/state.aspx. Once your application is completed, it must be time-stamped by the Office of Property Assessments at either the County Office Building, third floor, in downtown Pittsburgh, or at 400 North Lexington Avenue, Suite L115, in the Point Breeze section of Pittsburgh.

Non-Profit Organization Exemption — The filing deadline is March 31st of each year to be eligible for the current year. Applications for the Non-Profit Organization Exemption from Taxation Program will not apply to any previous years. You must be the owner of record on January 1st of the year for which you are requesting exempt status.

To get an application: Call 412-350-4600. Go to the third floor of the County Office Building. Visit our Web site at www.alleghenycounty.us/opa/exempt.aspx. Then click on the form to download it.

Catastrophic Loss Program

Allegheny County offers a tax reduction for catastrophic loss due to fire, flood or natural disaster that has diminished your real property value by 50% or more. To qualify for a reduction in your property assessment, file a Catastrophic Loss Form within six months of the date of the loss or within the remainder of the calendar year, whichever is later.

To get a Catastrophic Loss Form: Call 412-350-4600. Go to the third floor of the County Office Building. Visit our Web site at www.alleghenycounty.us/opa/loss.aspx. Then click on the form to download it.

ADDRESS CHANGES

To change your mailing address for notices of assessment change: call 412-350-4134.

To change your mailing address for appeal hearing notices: call 412-350-4600.

APPEALS

Appeal forms must be submitted by regular mail and postmarked by the filing deadline. Or, you may bring your appeal form to the Office of Property Assessments, third floor, County Office Building. Our business hours are Monday – Friday, 8:30 – 4:30. We cannot accept appeal forms by fax or email. We will process your appeal and send you a written notice before your formal appeal hearing date (14 days for residential, 30 days for commercial). The written notice will include the date, time and location of your hearing.

To get an appeal form: Call 412-350-4600. Go to the third floor of the County Office Building, or to libraries, local municipalities, school districts and senior centers. Visit our Web site at www.alleghenycounty.us/opa/aforms.aspx. Then click on Form and Instructions to download.