
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 43 Session of
2017

INTRODUCED BY WILLIAMS, FONTANA AND SCHWANK, JANUARY 12, 2017

REFERRED TO FINANCE, JANUARY 12, 2017

AN ACT

1 Amending Title 53 (Municipalities Generally) of the Pennsylvania
2 Consolidated Statutes, in assessments of persons and
3 property, further providing for definitions, for authority,
4 for income eligibility and for tax deferral.

5 The General Assembly of the Commonwealth of Pennsylvania
6 hereby enacts as follows:

7 Section 1. Sections 8572, 8573, 8574 and 8575 of Title 53 of
8 the Pennsylvania Consolidated Statutes are amended to read:

9 § 8572. Definitions.

10 The following words and phrases when used in this subchapter
11 shall have the meanings given to them in this section unless the
12 context clearly indicates otherwise:

13 ["Base payment." The amount of property tax paid by an
14 applicant in the base year.

15 "Base year." The tax year preceding the first tax year for
16 which a taxing authority implements the provisions of this
17 subchapter or the tax year immediately preceding an applicant's
18 entry into the tax deferral program.]

19 "Claimant." A person whose household income does not exceed

1 the limit provided for in section 8574 (relating to income
2 eligibility).

3 "Household income." All income as defined in the act of
4 March 11, 1971 (P.L.104, No.3), known as the Senior Citizens
5 Rebate and Assistance Act, received by the claimant and by the
6 claimant's spouse during the calendar year for which a tax
7 deferral is claimed.

8 ["Increase in real property taxes." An increase in the
9 property taxes above the base payment resulting from a millage
10 increase, a change in the assessment ratio or method or by a
11 revaluing of all properties.]

12 § 8573. Authority.

13 All political subdivisions shall [have the power and
14 authority to] grant annual tax deferrals in the manner provided
15 in this subchapter.

16 § 8574. Income eligibility.

17 A claimant shall be eligible for a tax deferral if the
18 claimant and the claimant's spouse have a household income not
19 exceeding [the maximum household income eligibility limitations
20 set forth in the act of March 11, 1971 (P.L.104, No.3), known as
21 the Senior Citizens Rebate and Assistance Act] \$50,000.

22 § 8575. Tax deferral.

23 (a) Amount.--An annual real estate tax deferral granted
24 under this subchapter shall equal the [increase in] real
25 property taxes upon the homestead of the claimant.

26 (b) Prohibition.--No tax deferrals shall be granted if the
27 total amount of deferred taxes plus the total amount of all
28 other unsatisfied liens on the homestead of the claimant plus
29 the outstanding principal on any and all mortgages on the
30 homestead exceeds 85% of the market value of the homestead or if

1 the outstanding principal on any and all mortgages on the
2 homestead exceeds 70% of the market value of the homestead.
3 Market value shall equal assessed value divided by the common
4 level ratio as most recently determined by the State Tax
5 Equalization Board for the county in which the property is
6 located.

7 Section 2. The amendment of 53 Pa.C.S. §§ 8572, 8573, 8574
8 and 8575 shall apply to real estate tax deferrals applied for on
9 or after the effective date of this section.

10 Section 3. This act shall take effect in 60 days.