

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1569 Session of 2019

INTRODUCED BY ISAACSON, WHITE, CALTAGIRONE, DeLUCA, HILL-EVANS, HOHENSTEIN, YOUNGBLOOD AND JOHNSON-HARRELL, JUNE 11, 2019

AS REPORTED FROM COMMITTEE ON URBAN AFFAIRS, HOUSE OF REPRESENTATIVES, AS AMENDED, NOVEMBER 21, 2019

AN ACT

1 Amending Title 53 (Municipalities Generally) of the Pennsylvania
2 Consolidated Statutes, in assessments of persons and
3 property, providing for limitation on tax increase after
4 countywide reassessment in cities and counties of the first
5 class.

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

8 Section 1. Title 53 of the Pennsylvania Consolidated
9 Statutes is amended by adding a section to read:

10 § 8566. Limitation on tax increase after countywide
11 reassessment in a city or county of the first class.

12 (a) General rule.--In any year that IF a city of the first <--
13 class or county of the first class conducts, respectively, a
14 citywide or countywide revision of assessment by revaluing the
15 properties and applies an established predetermined ratio or
16 changes its assessment base by applying a change in the
17 predetermined ratio, a taxing district levying its real estate
18 taxes on the revised assessment roll FOR THE FIRST TIME shall <--
19 reduce its tax rate, if necessary, so that the total amount of

1 taxes levied for that year against the real properties contained
2 in the duplicate does not exceed the total amount it levied on
3 the properties in the preceding year. The tax rate shall be
4 fixed at a figure that accomplishes this purpose.

5 (b) Final tax rate.--After fixing a tax rate under
6 subsection (a), a taxing district may, by a separate and
7 specific vote OF THE GOVERNING BODY, establish a final tax rate <--
8 for the year in which the reassessment is conducted to levy its
9 real estate taxes on the revised assessment. The tax rate under
10 this subsection shall be fixed at a figure which limits the
11 total amount of taxes levied for the year against the real
12 properties contained in the duplicate for the preceding year to
13 no more than 10% greater than the total amount it levied on the
14 properties the preceding year, notwithstanding the increased
15 valuations of the properties under the revised assessment.

16 (c) New construction and improvements.--For the purpose of
17 determining the total amount of taxes to be levied for the year
18 under subsections (a) and (b), the amount to be levied on newly
19 constructed buildings or structures or on increased valuations
20 based on new improvements made to existing buildings and
21 structures need not be considered.

22 (d) ~~Court approval~~ ORDINANCE required for increase to tax <--
23 rate ABOVE 10% THRESHOLD.--With the approval of the court of <--
24 common pleas, upon good cause shown, a A taxing district may <--
25 increase the tax rate LIMITATION prescribed by this section <--
26 SUBSECTION (B) THROUGH THE ADOPTION OF AN ORDINANCE OF THE <--
27 GOVERNING BODY.

28 (e) Public hearing.--Prior to seeking court approval to <--
29 increase the tax rate provided NOT LESS THAN 10 DAYS PRIOR TO <--
30 ADOPTING AN ORDINANCE under subsection (d), the governing body

1 shall hold at least one public hearing for the purpose of
2 presenting a summary of the proposed alterations to the tax rate
3 and receiving public comment regarding those alterations.

4 (f) Applicability.--This section shall apply to the rate of
5 taxes authorized by a city of the first class or county of the
6 first class for a school district of the first class or
7 dedicated to the school district of the first class and the rate
8 of taxes authorized by a city of the first class or county of
9 the first class for a city of the first class or county of the
10 first class.

11 Section 2. This act shall take effect in 60 days.