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House of Representatives
COMMONWEALTH OF PENNSYLVANIA
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December 14, 2020

To: All House Members
From: Representative Dan Deasy
Subject: Real Estate Tax Deferral for Elderly Homeowners (formerly HB230)

Please co-sponsor my legislation that would require counties and municipalities to delay the claim and sale of a property with delinquent real estate taxes for a period of: (1) five years if a sole homeowner has reached at least 65 years of age or joint homeowners have reached a combined age of at least 130 years; and (2) permanently if a sole homeowner has reached at least 75 years of age or joint homeowners have reached a combined age of at least 150 years.

As many of you are aware, real property taxes levied at the county, municipal, and school district level represent significant tax liabilities, and encumber numerous Pennsylvanians throughout the Commonwealth. Unfortunately, these tax burdens force individuals and families from their homes when they are unable to satisfy their respective tax liabilities. Senior citizens may be unfairly affected by real property taxes, as they often live in the same home for decades. During this time, the value of the property usually increases, thereby resulting in a higher tax liability. Some senior citizens, especially those living on a fixed income, may be unable to cope with these increases especially if they are faced with other unforeseen financial hardships.

Under this legislation, formerly House Bill 1396 from the 2017-18 legislative session, counties and municipalities would be unable to claim and sell properties with delinquent real estate taxes that belong to senior citizens. This change would provide senior citizens with additional time to pay off their property tax liabilities, and, over the long term, help keep senior citizens in their homes.

I hope you will join me in co-sponsoring this legislation. Thank you.

Those that co-sponsored this bill during the 2019-2020 legislative session: [DEASY](#), [READSHAW](#), [BARRAR](#), [NEILSON](#), [DeLUCA](#), [HILL-EVANS](#) and [CALTAGIRONE](#)