

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1505 Session of 2012

INTRODUCED BY STACK AND FARNESE, MAY 11, 2012

REFERRED TO FINANCE, MAY 11, 2012

AN ACT

1 Amending the act of August 5, 1932 (Sp.Sess., P.L.45, No.45),
 2 entitled, as amended, "An act empowering cities of the first
 3 class to levy, assess and collect, or to provide for the
 4 levying, assessment and collection of, certain additional
 5 taxes for general revenue purposes; authorizing the
 6 establishment of bureaus, and the appointment and
 7 compensation of officers and employes to assess and collect
 8 such taxes; and permitting penalties to be imposed and
 9 enforced," providing for limitation of taxation and for
 10 property tax deferrals.

11 The General Assembly of the Commonwealth of Pennsylvania
 12 hereby enacts as follows:

13 Section 1. The act of August 5, 1932 (Sp.Sess., P.L.45,
 14 No.45), referred to as the Sterling Act, is amended by adding
 15 sections to read:

16 Section 1.1. Notwithstanding any other law to the contrary,
 17 the governing body of a city of the first class with the
 18 authority to assess and levy taxes on real property situated in
 19 a city of the first class shall be prohibited from increasing
 20 the rate of taxation on any class of real property owners until
 21 the governing body has achieved a rate of collection of such tax
 22 at a rate of at least ninety-five percent.

1 Section 1.2. (a) Notwithstanding any other law to the
2 contrary, a person who is a low-income senior citizen who owns
3 and occupies real property situated in a city of the first class
4 as the principal residence and domicile shall be authorized to
5 defer the payment of any taxes on such real property during the
6 time the person owns and occupies the property. Any unpaid tax
7 accrued on such real property during the time the person owns
8 and occupies the property shall be paid upon the transfer or
9 conveyance of such real property for consideration at the time
10 of transfer or conveyance.

11 (b) Notwithstanding any other law to the contrary, a person
12 who is a dislocated worker who owns and occupies real property
13 situated in a city of the first class as the principal residence
14 and domicile shall be authorized to defer the payment of any
15 taxes on such real property during the time the person owns and
16 occupies the property until such time as the person gains
17 employment. Any unpaid tax accrued on such real property shall
18 be paid upon the transfer or conveyance of such real property
19 for consideration at the time of transfer or conveyance.

20 (c) Notwithstanding any other law to the contrary, a person
21 who is a longtime owner-occupant who owns and occupies real
22 property situated in a city of the first class as the person's
23 principal residence and domicile shall be authorized to defer
24 the payment of any taxes on such real property during the time
25 the person owns and occupies the property. Any unpaid tax
26 accrued on such real property shall be paid upon the transfer or
27 conveyance of such real property for consideration at the time
28 of transfer or conveyance.

29 (d) The governing authority of a city of the first class
30 shall develop an application to be completed and submitted by

1 persons covered under this section to enroll property in the tax
2 deferral program. Further, the governing authority shall
3 require, as part of the enrollment process, a procedure for the
4 disenrollment of property for persons who gain employment after
5 a period of unemployment and for the payment of any deferred
6 taxes on real property at the time of conveyance or transfer.

7 (e) As used in this section, the following words and phrases
8 shall have the meanings given to them in this subsection unless
9 the context clearly indicates otherwise:

10 "Dislocated worker." A person who meets any one of the
11 following criteria:

12 (1) Has been terminated or laid off or who has received
13 notice of termination or layoff and is eligible for or has
14 exhausted unemployment compensation benefits.

15 (2) Is unlikely to return to the industry or occupation in
16 which the individual was employed.

17 (3) Has been terminated or received notice of termination as
18 a result of the permanent closure or relocation of a plant,
19 facility or plant operation in which the individual was
20 employed.

21 (4) Is chronically unemployed.

22 (5) Has limited opportunities of employment in the
23 geographic area in which the individual resides.

24 (6) Is an individual who may face substantial barriers to
25 employment because of age or disability.

26 "Longtime owner-occupant." Any person who has owned and
27 occupied a property within the city as a principal residence and
28 domicile for a period of at least twenty years.

29 "Low income." Having an income that does not exceed sixty
30 thousand dollars per annum as annually adjusted to reflect

1 changes in the Consumer Price Index for metropolitan areas.

2 "Senior citizen." A taxpayer who is sixty-five years of age
3 or older or whose spouse, if a member of the household, is
4 sixty-five years of age or older during a calendar year in which
5 real property taxes are due and payable or was a widow or
6 widower of someone who was sixty-five years of age or older and
7 was fifty years of age or older during a calendar year or part
8 thereof in which real estate taxes were due and payable.

9 "Widow" or "widower." The surviving wife or the surviving
10 husband, of a deceased individual, who has not remarried.

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