
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 537 Session of
2021

INTRODUCED BY BOSCOLA, COSTA AND YUDICHAK, APRIL 13, 2021

REFERRED TO FINANCE, APRIL 13, 2021

A JOINT RESOLUTION

1 Proposing an amendment to the Constitution of the Commonwealth
2 of Pennsylvania, providing for expiration of authority to
3 levy or collect real property taxes on homesteads and
4 farmsteads.

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

7 Section 1. The following amendment to the Constitution of
8 Pennsylvania is proposed in accordance with Article XI:

9 That Article VIII be amended by adding a section to read:

10 § 18. Expiration of authority to levy or collect real property
11 taxes on homesteads and farmsteads.

12 (a) No school district may levy a real property tax on a
13 homestead or farmstead after June 30, 2026. This subsection
14 shall not prohibit a school district from collecting a tax
15 levied prior to June 30, 2026.

16 (b) The Legislature shall, by general law, provide annually
17 each school district with maintenance and support in an amount
18 at least equal to the real property tax collected by the school
19 district on homesteads and farmsteads during the fiscal year

1 ending June 30, 2026, less the annual debt service legally
2 obligated to be paid by the school district during the fiscal
3 year ending June 30, 2026. The maintenance and support of school
4 districts may include, but need not be limited to:

5 (1) A State tax on each separate sale at retail of tangible
6 personal property or services in this Commonwealth.

7 (2) A State tax on the receipt of income by every resident
8 individual, estate or trust.

9 (3) A local tax on the receipt of income by every resident
10 individual, estate or trust.

11 (4) A local tax on earned income and net profits.

12 (c) Under no circumstances may the General Assembly provide,
13 by general, local or special law, for a real property tax on a
14 homestead or farmstead.

15 (d) Except for taxes imposed under subsection (b)(3) and
16 (4), all proceeds from other taxes imposed under subsection (b),
17 shall be deposited into a separate fund in the State Treasury,
18 to be known as the Stabilization of Education Fund, and shall be
19 used for the purpose of the maintenance and support of school
20 districts required under subsection (a). The money in the fund
21 may not be diverted by transfer or otherwise to any other
22 purpose.

23 Section 2. (a) Upon the first passage by the General
24 Assembly of this proposed constitutional amendment, the
25 Secretary of the Commonwealth shall proceed immediately to
26 comply with the advertising requirements of section 1 of Article
27 XI of the Constitution of Pennsylvania and shall transmit the
28 required advertisements to two newspapers in every county in
29 which such newspapers are published in sufficient time after
30 passage of this proposed constitutional amendment.

1 (b) Upon the second passage by the General Assembly of this
2 proposed constitutional amendment, the Secretary of the
3 Commonwealth shall proceed immediately to comply with the
4 advertising requirements of section 1 of Article XI of the
5 Constitution of Pennsylvania and shall transmit the required
6 advertisements to two newspapers in every county in which such
7 newspapers are published in sufficient time after passage of
8 this proposed constitutional amendment. The Secretary of the
9 Commonwealth shall submit this proposed constitutional amendment
10 to the qualified electors of this Commonwealth at the first
11 primary, general or municipal election which meets the
12 requirements of and is in conformance with section 1 of Article
13 XI of the Constitution of Pennsylvania and which occurs at least
14 three months after the proposed constitutional amendment is
15 passed by the General Assembly.