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MEMORANDUM

TO: All House Members

FROM: Rep. Doug Reichley

DATE: July 7, 2011

SUBJECT: Co-Sponsor Memo: Deteriorated Properties Exemption Legislation

As we continue to work on new tools that eradicate blight, I am looking ahead to efficient and effective re-use of formerly blighted properties. As such, I intend to introduce legislation that amends the Improvement of Deteriorating Real Property or Areas Tax Exemption Act.

Currently, the act empowers local taxing authorities to provide property tax exemptions for improvements to deteriorated dwelling units and for new housing construction in identified "deteriorated neighborhoods". A local taxing authority is a county, school district, city, borough, township or incorporated town. The law establishes four possible exemption schedules for rehabilitating existing buildings.

My legislation amends the definitions of "dwelling unit" and "improvement" to provide that local taxing authorities may apply the lawful property tax exemption to a dwelling unit intended to provide shelter to individuals who because of "age, disability, infirmity or poverty are determined to need special assistance".

Therefore, in addition to promoting the re-use of older, formerly deteriorated housing stock, my bill also encourages investments of private dollars in group housing for disabled individuals, for which there is a substantial need in many areas of our state.

If you would like to co-sponsor this bill, please contact Kendra Wiederhold at kwiederh@pahousegop.com or 787-1000.