

LM 6/28/17
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RESOLUTION NO. 15-2017

A RESOLUTION PROVIDING FOR AN EXEMPTION
FROM TAXES ON NEW IMPROVEMENTS TO REAL ESTATE
IN THE BOROUGH OF STEELTON

WHEREAS, Steelton Borough and the Steelton-Highspire School District, in order to promote the public health, safety and general welfare and economic development by upgrading, rehabilitating or adding to existing business and residential property and provide incentives to upgrade and promote existing residential property in the Borough of Steelton has provided for exemption from taxation on improvements to real estate in the Borough of Steelton; and

WHEREAS, the Improvement of Deteriorating Real Property or Areas Tax Exemption Act, 72 P.S. §4711-101 et. seq., as amended, Act of December 1, 1977, P.L. 237, authorizes local taxing authorities, including the County of Dauphin to exempt improvement to certain residential properties for tax purposes on a schedule and for a time period of no more than ten (10) years as adopted by the taxing authorities; and

WHEREAS, the Local Economic Revitalization Tax Assistance Act, 72 P.S. §4722, et. seq., as amended, Act of July 9, 1971, P.L. 206, authorizes local taxing authorities, including the County of Dauphin to exempt new construction and improvements to certain commercial and business property from taxation on a schedule and for a time period of no more than ten (10) years as adopted by the taxing authority; and

A public hearing was held on the 28th day of June, 2017 on the said exemption schedule and percentage and on the area to be designated for exemption, and it was determined to adopt the same exemption schedule as adopted by the Borough of Steelton and the Steelton-Highspire School District, that is that the entire Borough of Steelton be designated as a deteriorated area of an economically depressed community and that the exemption for tax purposes on improvements to real estate provided on a Borough wide basis; and

WHEREAS, the Dauphin County Board of Commissioners has determined, pursuant to the cited authorizing statutes and based on its determination that applying the criteria set forth in the cited statutes, on new construction or improvements to existing residential, commercial and/or business property, and new construction and improvements to existing structures in the entire Borough for a period of ten (10) years on an exemption schedule for new or rehabilitated improvements and, with the exemption of the new or rehabilitative improvement being at the rate of 100%, that such exemption would promote revitalization, reduce blight and serve the community.

SECTION 1 – DEFINITIONS

Unless otherwise expressly stated or clearly indicated by the context, the following terms shall have the meanings indicated:

Improvement

Repair, construction or reconstruction, including alterations and additions, having the effect of rehabilitating a property so that it becomes habitable or attains higher standards of safety, health, economic use or amenity, or is being brought into compliance with laws, ordinances or

regulations governing such standards; however, ordinary upkeep and maintenance shall not be deemed an improvement. New construction or erection of a structure upon vacant land or land prepared to receive such structure within the Borough of Steelton shall be deemed an improvement.

Deteriorating Area

All land or properties within the corporate limits of the entire Borough of Steelton, pursuant to public hearing(s), is declared a deteriorated or deteriorating area, determined to meet the criteria for the designation of such areas as set forth in the Local Economic Revitalization Tax Assistance Act, 72 P.S. §4722, et. seq., as amended, Act of July 9, 1971, P.L. 206, and the Improvement of Deteriorating Real Property or Areas Tax Exemption Act, 72 P.S. §4711-101 et. seq., as amended, Act of December 1, 1977, P.L. 237; such an area may be a deteriorated neighborhood as defined in the Improvement of Deteriorating Real Property or Areas Tax Exemption Act, and the two terms shall be interpreted as one and the same and may be used interchangeably in each such instance. For purposes of this chapter, all those lands, areas and neighborhoods located within the corporate limits of the Borough of Steelton shall be designated a deteriorating area or deteriorating neighborhood.

Non-Town Center District

The Non-Town Center of the Borough shall be the entire Borough of Steelton except the area currently zoned C-1 Town Center and these parcels on Adams Street specifically identified in the definition of Town Center District.

Town Center District and Adams Street Addition

The Town Center District shall be contiguous with the area currently zoned C-1 Town Center by the Borough of Steelton together with the following tax parcels on the North Side of Adams Street: 58-008-035; 59-008-036; 59-008-037; 59-008-038; 59-008-039; 59-008-040; 59-008-041; 59-008-042; 59-008-043; 59-008-044; 59-008-045; 59-008-046; 59-008-047; 59-008-048; 59-008-049; 59-008-050; and 59-008-051, and the following tax parcels on the South Side of Adams Street: 59-008-058; 59-008-059; 59-008-060; 59-008-066.

SECTION 2 – EXEMPTION SCHEDULES

- A. District. In each deteriorated area designated as provided herein, the assessed valuation of improvements or new construction shall be exempted from Dauphin County real property taxes from issuance of a Certification of Occupancy on the value attributable to the new improvement or rehabilitation. The duration of the exemption in the Town Center District and Adams Street Addition shall be ten (10) years in length at 100% of the value exempted for the ten (10) years. The duration of the exemption in the Non-Town Center District shall be ten (10) years with 100% exempted in the first five (5) years and the exemption decreasing by 20% per year from year six through ten so that the exemption is 80% in the sixth year; 60% in the seventh year; 40% in the eighth year and 20% exempt in the ninth year and no exemption in year ten.
- B. The exemption from real property taxes granted pursuant to this chapter shall be upon the real property exempted and shall not terminate upon the sale or exchange of the real property.

- C. If an eligible property is granted a tax exemption pursuant to this chapter, during the applicable exemption period, those improvements shall not be considered as a factor in assessing other properties.
- D. In the event of reassessment by the County, Borough or School District, tax abatement shall be proportionally applied to any new assessment so long as the tax abatement period for the property in question has not extinguished or run. This application is to ensure that each property affected by tax abatement receives the same percentage of tax benefits before and after Steelton Borough wide reassessment.

SECTION 3 – NOTIFICATION PROCEDURES

- A. There shall be placed on the application form of the Borough of Steelton for building and alteration permits the following:

NOTICE TO TAXPAYERS

Under the provisions of Chapter 102 "Taxation", Article IX "Exemption from Taxes on New Improvements", §102-68 "Notification procedures", of the Code of the Borough of Steelton, you may be entitled to a property tax abatement on your contemplated improvement, alteration or new construction on a property in the Borough of Steelton. An application for exemption may be secured from the Borough Codes Office. The application must be fully completed and filed with the Borough at the time a building or alteration permit or other applicable permits are secured.

- B. A copy of the exemption request shall be forwarded to the County Board of Assessment Appeals by the Steelton Code Enforcement Officer. The Board shall determine whether the exemption shall be granted and shall, upon completion of the improvement or new residential construction, and notification from the Steelton Code Enforcement official that the improvement and new residential construction comply with all applicable building and housing codes, assess separately the improvement and calculate the amounts of the assessment eligible for tax exemption in accordance with the limits established by this Chapter and notify the taxpayer and the local taxing authorities of the reassessment and amounts of the assessment eligible for exemption. In the case of new residential construction, the Board shall assess separately the building and land upon which the new improvement and construction stands and shall otherwise perform its duties as above provided for construction of improvement to residential and commercial and business properties.

SECTION 4 –

All properties within the Borough of Steelton shall be eligible for tax exemption for improvement under this Article, provided the applicant satisfies all conditions of this Article and applies for the same at or before receiving a building permit, alteration permit or similar permit. Building permits must be applied for and issued during the ten-year period of this program and such exemptions shall last for a period of ten years from issuance of a Certificate of Occupancy.

SECTION 5 – SEVERABILITY

If any section or any part of any section of this Article is held to be unconstitutional, illegal or invalid for any reason, the remaining sections of this Article, or where a part of a section is unconstitutional, illegal or invalid, the remaining part of said section and all of the other remaining sections of the Article shall not be affected by the unconstitutionality, illegality or invalidity and shall remain in full force and effect.

ADOPTED, this 28 day of June, 2017.

DAUPHIN COUNTY
BOARD OF COMMISSIONERS



Jeff Haste, Chairman

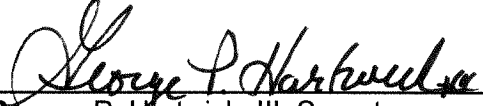


Mike Pries, Vice Chairman

ATTEST:



Chad Saylor, Chief Clerk



George P. Hartwick, III, Secretary