

MUNICIPALITY OF MONROEVILLE
ALLEGHENY COUNTY, PENNSYLVANIA

ORDINANCE NO. 1804

AN ORDINANCE OF THE COUNCIL OF THE MUNICIPALITY OF MONROEVILLE, ALLEGHENY COUNTY, PENNSYLVANIA, ESTABLISHING A GENTRIFICATION PROGRAM FOR THE MUNICIPALITY PURSUANT TO ACT 146 OF 1988

WHEREAS, the Municipality of Monroeville presently imposes a property tax rate of 13 mills on each dollar of assessed valuation; and

WHEREAS, the Council of the Municipality of Monroeville recognizes the severe economic circumstances of certain longtime owner-occupants of residences who are faced with rising living costs and constantly increasing tax burdens in areas where real property values have risen markedly as a result of the renovation of other deteriorating residences or the construction of new residences; and

WHEREAS, the Council of the Municipality of Monroeville desires to extend property tax relief to certain residents of the Municipality of Monroeville consistent with Act 146, 1988, December 13, P. L. 1190, No. 146, FIRST AND SECOND CLASS COUNTY PROPERTY TAX RELIEF ACT.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Council of the Municipality of Monroeville in meeting assembled, and it is hereby ordained and enacted by and with the authority of the same;

SECTION 1. A. A longtime owner-occupant of property within the Municipality of Monroeville shall be exempt from the payment of property tax to the Municipality of Monroeville for that portion of an increase in assessed valuation which is attributed to an increase in the market value of a property which exceeds five (5%) percent from the previously established market value as a result of the refurbishing or renovating of other residences or the construction of new residences in the Municipality of

Monroeville. An increase in assessed valuation as a result of the physical improvement of the subject property shall be excluded from consideration for an exemption hereunder.

B. An exemption of payment of an increase in real property taxes granted pursuant to this Ordinance shall be limited to real property which meets all of the following conditions:

- i. The property is owned and occupied by a longtime owner-occupant
- ii. The property is the principal residence and domicile of the longtime owner-occupant.
- iii. A longtime owner-occupant is any person who for at least ten (10) continuous years has owned and has occupied the same dwelling place as a principal residence and domicile, or any person who for at least five (5) years has owned and occupied the same dwelling as a principal residence and domicile if that person received assistance in the acquisition of the property as part of a government or nonprofit housing program.
- iv. A principal residence is the dwelling place of a person, including the principal house and lot, and such lots as are used in connection therewith which contribute to its enjoyment, comfort and convenience. For purposes of this act, the term may also include a building with a maximum of one commercial establishment and a maximum of three (3) residential units of which one (1) residential unit must be the principal residence of the longtime owner-occupant.
- v. A person is any natural person, excluding a corporation, partnership, condominium association or cooperative.

vi. The owner-occupant has been granted Tax Gentrification approval by the County of Allegheny.

C. Any person seeking an exemption hereunder shall submit to the Tax Collector of the Municipality by April 30 of each year, or thirty (30) days after the Tax Gentrification approval by the County of Allegheny, whichever is later, the Tax Gentrification Approval form as issued by the Board of Assessment of the County of Allegheny. For the initial year of implementation of this program commencing January 1, 1992, the Tax Gentrification Approval form must be filed with the Tax Collector of the Municipality by December 1, 1992.

D. The term of the exemption shall be for one (1) tax year and subsequent years, however, if the market value is increased by more than five (5%) percent in subsequent years, the property owner will be required to reapply.

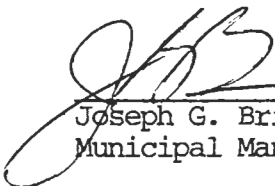
E. The Tax Collector shall promptly process the application and shall notify the applicant of its decision. The Tax Collector may also require the applicant to supply such other documentation as may be required to properly consider the application.

SECTION 2. THAT any ordinance or part of any ordinance conflicting with the terms of this Ordinance be and the same is hereby repealed to the extent of such conflict.

ORDAINED AND ENACTED into law this 8th day of September, 1992.

ATTEST:

MUNICIPALITY OF MONROEVILLE


Joseph G. Brimmer
Municipal Manager


Thomas R. Schuenger
Mayor

ENTERED INTO LEGAL BOOK ON: