

**MUNICIPALITY OF MONROEVILLE**

**ORDINANCE NO. 2320**

**AN ORDINANCE OF THE MUNICIPALITY OF MONROEVILLE, ALLEGHENY COUNTY, PENNSYLVANIA, A HOME RULE CHARTER COMMUNITY, ADOPTING A HOMESTEAD EXCLUSION PROGRAM BY PROVIDING A FIFTEEN THOUSAND DOLLARS (\$15,000.00) EXCLUSION FOR PROPERTY LOCATED WITHIN THE MUNICIPALITY OF MONROEVILLE PURSUANT HOMESTEAD PROPERTY EXCLUSION PROGRAM ACT, 53 PA. C.S.A §8581 *et seq.***

**WHEREAS**, Council for the MUNICIPALITY OF MONROEVILLE seeks to create and establish a Homestead Exclusion Program pursuant to Act 50 of 1998, 53 Pa. C.S.A. §8581 *et seq.*, under which the initial Fifteen Thousand Dollars (\$15,000.00) of the assessed value of the each homestead property within the Municipality of Monroeville shall be exempt from real property taxation.

**NOW, THEREFORE, BE IT ENACTED AND ORDAINED** this 28th day of December, 2004, as follows:

**SECTION I.** Definitions.

**Homestead** - A dwelling, including the parcel of land on which the dwelling is located and the other improvements located on the parcel for which any of the following apply:

(1) The dwelling is primarily used as the domicile of an owner who is a natural person. The homestead for real property qualifying under this paragraph shall not include the land on which the dwelling is located if the land is not owned by a person who owns the dwelling.

(2) The dwelling is a unit in a condominium as the term is defined in 68 Pa. C.S.A. §3103 and the unit is primarily used as the domicile of a natural person who is an owner of the unit; or the dwelling is a unit in a cooperative as the term is defined in 68 Pa. C.S.A. §4103 and the unit is primarily used as the domicile of a natural person who is an owner of the unit. The homestead for a unit in a condominium or a cooperative shall be limited to the assessed value of the unit, which shall be determined in a manner consistent with the assessment of real property taxes on those units under 68 Pa.C.S. (relating to real and personal property) or as otherwise provided by law. If the unit is not separately assessed for real property taxes, the homestead shall be a pro rata share of the real property.

(3) The dwelling does not qualify under paragraphs (1) and (2) and a portion of the dwelling is used as the domicile of an owner who is a natural person. The homestead for real property qualifying under this paragraph shall be the portion of the real property that is equal to the portion of the dwelling that is used as the domicile of an owner.

**Homestead property** - A homestead for which an application has been submitted and approved under 53 Pa. C.S.A. §8584.

**SECTION II:** It is hereby created and established in accordance with Act 50 of 1998, 53 Pa. C.S.A. §8581 *et seq.*, that a Homestead Exclusion is applicable for all properties who qualify pursuant to the aforementioned definitions located within the Municipality of Monroeville. The initial fifteen thousand dollars (\$15,000.00) of the assessed value of any homestead property in the Municipality of Monroeville shall be

excluded from Municipality of Monroeville real property taxation.

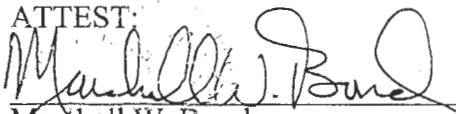
**SECTION III.** The commissioned or appointed Tax Collector shall assess the Homestead Exclusion in accordance with the procedures and requirements set forth in Act 50 of 1998, 53 Pa. C.S.A. §8581 *et seq.*

**SECTION VI:** All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed. The following Ordinance or parts thereof are specifically repealed; and

**SECTION VII.** If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Municipality that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

**ORDAINED and ENACTED** this 28<sup>th</sup> day of December, 2004.

ATTEST:

  
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Marshall W. Bond  
Municipal Manager

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James J. Lomeo  
Mayor

ENTERED INTO LEGAL BOOK: January 7, 2005