

LERTA Local Economic Revitalization Tax Assistance

The Board of Supervisors of North Buffalo Township adopted Ordinance No. 16-1 to establish a real estate tax abatement schedule on February 17, 2016. Armstrong County and the Armstrong School District has also mirrored the ordinance for North Buffalo Township Residents. The tax abatement applies only to any additional property assessment due to new construction or renovations to property that would cause an increase in the assessed value of the property. LERTA is a six-year program and the abatement schedule is as follows:

- First year 100% of the assessed value of improvements (you pay 0% of additional tax due)
- Second year 80% of the assessed value of improvements (you pay 20% of additional tax due)
- Third year 60% of the assessed value of improvements (you pay 40% of additional tax due)
- Fourth year 40% of the assessed value of improvements (you pay 60% of additional tax due)
- Fifth year 20% of the assessed value of improvements (you pay 80% of additional tax due)
- Sixth year 0% of the assessed value of improvements (you pay 100% of additional tax due)

Residents that are implementing new construction or renovations to their property that will increase the property's assessed value can apply for the LERTA property tax abatement program by completing an application obtained from North Buffalo Township and returning the form accompanied by a copy of your building permit (one page issued by Code.sys) to the township secretary. The township will then submit the form to the County and the School District. The LERTA application must be dated within 30 calendar days of the issue date of the building permit. The application must then be given to the township secretary as soon as possible in order to be timely submitted by the township to the County and School District within 60 days of the building permit's issue date. If these date requirements to not comply, your LERTA application will be denied by the County and as a result, the assessment office will not apply the abatement to the school district taxes and township taxes, even if the abatement has been approved by the Board of Township Supervisors. **IT IS VERY IMPORTANT TO COMPLY WITH THESE DATE REQUIREMENTS SET FORTH BY THE COUNTY IN ORDER FOR YOUR ABATEMENT TO BE CONSIDERED.**