

**MUNICIPALITY OF NORRISTOWN**

235 East Airy Street  
 Norristown, PA 19401  
 Phone- 610-270-0451  
 Fax- 610-270-2892  
 www.norristown.org  
 planning@norristown.org

**Municipality of Norristown  
 LERTA Tax Abatement Application**



Please submit this application and all relevant documents and materials to the Norristown Department of Planning and Municipal Development.  
**\*NOTE: A separate application is needed for each parcel**

**\*Instructions:** Complete Sections 1 and 2. Please print or type when answering questions.

**Date Submitted:** \_\_\_\_\_

**SECTION 1: APPLICANT INFORMATION**

**Applicant Name:** \_\_\_\_\_

**Applicant Address:** \_\_\_\_\_ **City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_ **Email Address:** \_\_\_\_\_ **Fax Number:** \_\_\_\_\_

**SECTION 2: PROPERTY INFORMATION**

**Address of Property:** \_\_\_\_\_ **City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Parcel Number:** \_\_\_\_\_

Is the property located in the qualified real estate tax exemption area?  Yes  No

**Type of Improvement:**  New Construction  Repair, construction or reconstruction of existing building(s)

**Nature of the Property:**  Commercial/Industrial  Residential  Mixed Use

**Current Condition of the Property:**  In Use  Condemned  Vacant Lot

**Describe the Planned Improvements:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Permit/Cost of Improvement Information	
Building Permit Number:	_____
Date of Approval:	_____
Estimated Cost of Improvements:	\$ _____
Estimated Start Date:	_____

Pre-Improvement/Construction Assessment	
Date:	_____
Land Value:	\$ _____
Building Value:	\$ _____
Total:	\$ _____

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit, aid, or funding for which this application is made, the owner shall be made aware of all the conditions of this application. I understand that if I knowingly make any false statement herein, I am subject to such penalties as may be prescribed by law."

**Applicant Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**FOR OFFICE/OFFICIAL USE ONLY**

The undersigned certify that the above described property has been inspected and certified as meeting the minimum standards of the Municipality's housing and building codes and that all financial obligations for the property are current as of the approval of this application.

**Municipal Building Official:** \_\_\_\_\_ **Date:** \_\_\_\_\_  LERTA Approval  
 Signature & Printed Name

**Municipal Finance Official:** \_\_\_\_\_ **Date:** \_\_\_\_\_  LERTA Approval  
 Signature & Printed Name

**School District Official:** \_\_\_\_\_ **Date:** \_\_\_\_\_  LERTA Approval  
 Signature & Printed Name

**Montgomery County Official:** \_\_\_\_\_ **Date:** \_\_\_\_\_  LERTA Approval  
 Signature & Printed Name

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LERTA Tax Abatement Information**



**NOTICE TO TAXPAYERS**

"Under the provisions of Resolution No.15-129, you may be entitled to a property tax exemption on your contemplated improvement or new construction. An application for exemption may be secured from the Municipality of Norristown and must be filed with the Municipality at the time in which a building or use registration permit is secured."

**ABOUT LERTA**

**WHAT IS LERTA?**

The **Local Economic Revitalization Tax Assistance (LERTA)** program, authorized by Pennsylvania Act 76 of 1977 (P.L. 237; 72 P.S. § 4722) and Resolution No. 15-129 of 2015 by the Norristown Municipal Council, is a creative way to encourage owner-driven revitalization and new construction in the Municipality of Norristown. Properties that qualify for LERTA still pay a local tax but do not see an immediate increase in local real estate taxes based upon the value of improvements made to the property within the LERTA boundary. By not immediately taxing the property owner on improvements made, the Municipality grants property owners the opportunity to recuperate the money used for redevelopment and to stimulate investment into further renovations and improvements.

*"Improvement" is defined as repair, construction or reconstruction, including alterations or additions, having the affect of rehabilitating a Deteriorated Property so that it becomes habitable or attains higher standards of safety, health, economic use or amenity, or is brought into compliance with laws, ordinances or regulations governing such standards. Ordinary upkeep and maintenance shall not be deemed an improvement.*

**HOW DOES LERTA WORK?**

The LERTA program creates a graduated increase in tax payments for any LERTA qualifying property located in the designated LERTA district that experiences an increase in the assessed value of the property as a result of an improvement or new construction. **The LERTA abatement does NOT make a property tax-free.** Approved LERTA property owners continue to pay their real estate taxes, but any tax assessment increase to the property will be eligible for the abatement program over the next ten (10) years. Real estate taxes on the new improvements/construction will increase at a rate of 10% annually. Property owners will pay 100% of the tax increase for all subsequent years after the tenth and final year of the abatement. Year 1 of tax exemption for a particular approved LERTA property shall commence on January 1 of the year after the year in which completion of construction occurs on that particular approved LERTA property.

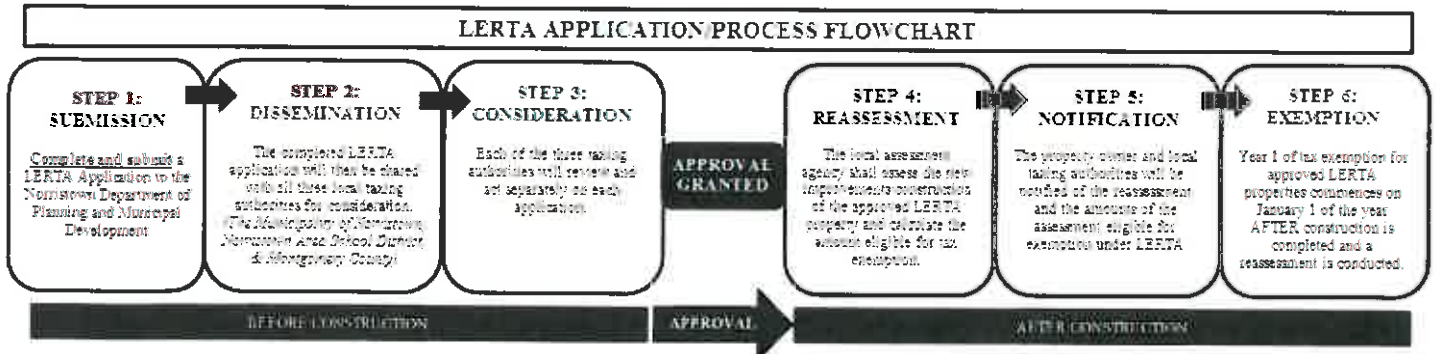
**APPLYING FOR LERTA**

Any property owner desiring tax exemption shall **COMPLETE and SUBMIT a LERTA Tax Abatement Application** to the Norristown Department of Planning and Municipal Development **PRIOR to the start of construction.** A copy of the exemption request shall then be forwarded to all three local taxing authorities for consideration (*The Municipality of Norristown, Norristown Area School District, & Montgomery County*). Each local assessment agency shall, after completion of the new construction or improvement, assess separately the new construction or improvement of approved properties and calculate the amounts of the assessment eligible for tax exemption, in accordance with the limits established by the local taxing authorities. The taxpayer and the local taxing authorities will then be notified of the reassessment and amounts of the assessment eligible for exemption under LERTA.

**\*Improvements that do not result in an increased assessed value on the subject property will not qualify for LERTA.**

**\*LERTA will only be granted when a LERTA application accompanies a building or use registration permit; benefits WILL NOT be applied retroactively to projects started without the proper permits.**

**LERTA APPLICATION PROCESS FLOWCHART**



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**Municipality of Norristown  
 LERTA Tax Abatement Information  
 (Continued)**



**EXEMPTION SCHEDULE**

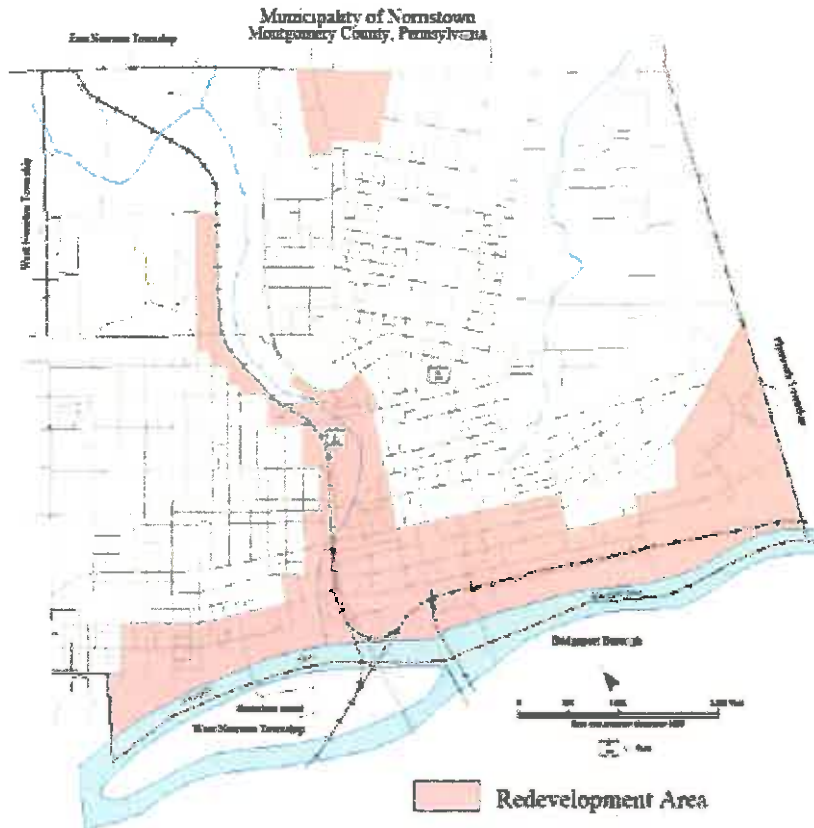
A. The schedule of real estate taxes to be exempted shall be in accordance with the following percentages of improvements to be exempted each year, subject to a fifteen-million-dollar maximum.

Length	1st year	2nd year	3rd year	4th year	5th year	6th year	7th year	8th year	9th year	10th year
Exemption	100%	90%	80%	70%	60%	50%	40%	30%	20%	10%

B. The exemption from taxes granted under this Article shall be upon the property and shall not terminate upon the sale or exchange of the property

**LERTA / REDEVELOPMENT MAP**

Under the provisions of Resolution No. 15-129, the Municipal Council of Norristown has designated an area of the Municipality as a "Riverfront Redevelopment" area, desiring to provide and spur economic development opportunities within that area by designating the area as a "deteriorated area" under and pursuant to the Local Economic Revitalization Tax Assistance Act (LERTA). Properties located in the designated area, shaded in the map before, may be entitled to a property tax exemption on contemplated improvement or new construction.



**LOCAL TAXING AUTHORITIES**

<p><b>Municipality of Norristown</b>                  225 East Airy Street                  Norristown, PA 19401                  Phone: 610-270-0451</p>	<p><b>Norristown Area School District</b>                  401 North Whitehall Road                  Norristown, PA 19403                  Phone: 610-630-5000</p>	<p><b>Montgomery County</b>                  P.O. Box 311                  Norristown, PA 19401                  Phone: 610-278-3000</p>
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