

WILKINS TOWNSHIP BOARD OF COMMISSIONERS

PUBLIC HEARING, MONDAY, APRIL 9, 2007

The Public Hearing of Monday, April 9, 2007 was brought to order at 6:45 PM by President Frank J. Greco. A quorum was present as follows:

Mr. Greco		Mrs. Martinelli
Mr. Wilson	Mr. Padula	Ms. Fialla

Chairman Greco stated that the purpose of the Public Hearing was to discuss the provisions of Ordinance 979, including the abatement period and exemption schedule pursuant to the provisions of Acts 202 and 42.

Mrs. Bradley read Ordinance 979, an Ordinance of the Board of Commissioners of the Township of Wilkins, Allegheny County, Pennsylvania, establishing a real estate tax abatement schedule for new home construction on unimproved real estate and a real estate tax abatement schedule for improvements to deteriorated residential property.

Following the reading of the Ordinance, there were no public comments.

Commissioner Padula questioned whether the Township's engineer and property maintenance officer would make a recommendation to the Board of Commissioners regarding the determination of a deteriorated property, as defined under Article II, Section 1, Paragraph A. Also questioned if a property owner received a building permit for improvements, began those improvements and then sold the property, would the abatement then go to the new owner?

Mr. Matta explained that there would be no abatement until the work was completed, and the property assessed by the County for the additional improvement and therefore, the new owner, upon completion of the work would have the ability to receive the abatement. If the work was completed prior to the sale, then the current owner would receive the abatement and this could be passed on to a new owner.

Mrs. Bradley further explained that with an Act 42, or deteriorated property improvement abatement, the property owner must apply for the abatement within thirty days of receipt of a building permit. Therefore, the existing owner would have had to make application for the abatement. With the Act 202, or new home construction abatement, the property owner must apply for an abatement within thirty days of the receipt of an occupancy permit.

Commissioner Fialla questioned whether the abatements were limited to owner occupied properties. Mrs. Bradley stated that the abatement is not limited to owner occupied properties, but it is limited to single-family residential dwellings. Commissioner Fialla also questioned Article III, Section I, Paragraph C, "if an eligible property is granted tax exemption pursuant to this ordinance, the improvement shall, during the exemption period, be considered as a factor in assessing other properties." She questioned whether this means that if her neighbor fixes up their property, and receives a tax abatement for a two year period, that the increased value of her neighbors property can be used to determine the assessed value of her property. Mr. Matta stated that that was correct.

Hearing no more questions or comments, the meeting was adjourned at 7:10 PM.

Respectfully submitted,

Rebecca Bradley  
Secretary

