

Instructions

Property Tax Relief

Application for Homestead & Farmstead Exclusions

The Taxpayer Relief Act, Act 1 of Special Session 1 of 2006, was signed into law by Governor Rendell on June 27, 2006. The law provides for property tax reduction allocations to be distributed by the Commonwealth to each school district, and the state funds must then be used to reduce local residential school property tax bills. Property tax reduction will be through a “homestead or farmstead exclusion”.

Under a homestead or farmstead property tax exclusion, the assessed value of each homestead or farmstead is reduced by the amount of the exclusion before the property tax is computed. Initial property tax reductions funded by allocations from the Commonwealth are expected to take effect starting July 1, 2008.

To receive school property tax relief for tax years beginning July 1, 2025, this form must be filed by March 3, 2025. Your school district is required to notify you by December 31 of each year if your property is not approved for the homestead or farmstead exclusion or if your approval is due to expire.

BASIC INFORMATION

1. List phone numbers where you can be reached during the day, and the evening, if you are unavailable during the day.

HOMESTEAD INFORMATION

2. Only a primary residence of an owner may receive the homestead exclusion. This is where you intend to reside permanently until you move to another home. You may be asked to provide proof that this property is your primary residence, such as your driver's license, your voter registration card, your personal income tax form or your local earned income tax form.
3. Do you have another residence which you claim as your primary residence? For instance, do you claim another state as your primary residence, or another county in Pennsylvania? The Homestead Exclusion can only be claimed once, for a place of primary residence. You may not claim this property as your primary residence if you claim another property as a primary residence or if you receive a homestead tax abatement or other homestead benefit from any other county or state.
4. If you live in a unit of a cooperative and you pay all or a portion of your real property taxes jointly through a management agent or association, rather than paying your taxes separately from other units, check yes. If you answered yes, please indicate your proportionate share of ownership. You may be asked to provide a contact to confirm this information.
5. Check yes if the property for which you are seeking a homestead exclusion is used for other purposes, such as a business or rental property. For example, do you claim part of your home as a home office or deduct expenses for the business use of your home on your state or federal tax? If you answered yes, please indicate what percentage of the property is used for business or rental property.

FARMSTEAD INFORMATION

(Only applicable to buildings and structures used for commercial agricultural production)

*Only complete this section (questions 6, 7 a, b, and c, and 8) if you are applying for a farmstead exclusion. If you answer yes to questions 7 a, b and c, **you must provide** proof that the buildings and structures are used for commercial agricultural activity by including a **copy of Schedule (F)** from your Federal income tax return.*

6. Only buildings and structures on farms which are at least ten contiguous acres in area and used as the primary residence of the owner are eligible for a farmstead exclusion. Land is not eligible for the farmstead exclusion. If your property includes at least ten contiguous acres of farm land, check yes.
 7. Check yes if the buildings or structures are used primarily to:
 - a. Produce or store farm products produced on the farm for the purpose of commercial agricultural production.
 - b. House animals raised or maintained on the farm for the purpose of commercial agricultural production.
 - c. Store agricultural supplies or machinery and equipment used on the farm in commercial agricultural production.
 8. Check yes if any farm buildings or structures receive an abatement of property tax under any other law.
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Change in Use

When the use of a property approved as homestead or farmstead property changes so that the property no longer qualifies for the homestead or farmstead exclusion, property owners must notify the assessor within 45 days of the change in use. If the use of your property changes and you are not sure if it still qualifies for the homestead or farmstead exclusion, you should contact the assessor.

False or Fraudulent Applications

The assessor may select, randomly or otherwise, applications to review for false or fraudulent information. Any person who files an application which contains false information, or who does not notify the assessor of a change in use which no longer qualifies as homestead or farmstead property, will:

- Be required to pay the taxes which would have been due but for the false application, plus interest.
- Be required to pay a penalty equal to 10% of the unpaid taxes.
- If convicted of filing a false application, be guilty of a misdemeanor of the third degree and be sentenced to pay a fine not exceeding \$2,500.

This application must be signed by an owner for whom this property is his or her primary residence. If the property has more than one owner, signatures of additional owners are not required. By signing and dating this form, the applicant is affirming or swearing that all information contained in the form is true and correct.

Applications must be filed on or before March 1st of each year unless an application has been previously filed by you and approved on your current residence. Please return to:

Beaver County Assessment Office
810 3rd Street
Beaver, PA 15009

For Questions on the Homestead or Farmstead Exclusion, please contact your local tax collector or the Beaver County Assessment office at 724-770-4480, office hours 8:30 AM to 4:30 PM, Monday through Friday, or your local school district at the number listed below:

School District	ACT 1 Contact Person	Contact Phone #	Extension
ALIQUIPPA	Paul Sroka, Business Administrator	724-857-7500	1109
AMBRIDGE	Michelle Amadio, Business Manager	724-266-2833	1203
BEAVER	Denise Sebek, Business Manager	724-774-0250	5201
BIG BEAVER FALLS	Gary Ceccarelli, Business Manager	724-843-3420	1203
BLACKHAWK	Erin Bluedorn, Director of Finance	724-846-6600	1004
CENTRAL VALLEY	Joan Wehner, Business Manager	724-775-5600	11016
FREEDOM	Matt Lentz, Business Manager	724-775-7644	130
HOPEWELL	Debbie Engelman, Business Administrator	724-375-6691	3003
MIDLAND	Nathan Fisher, Business Manager	724-643-8650	132
NEW BRIGHTON	Marydenise Feroce, Business Manager	724-843-1795	404
RIVERSIDE	Devin S. Walsh, Business Administrator	724-758-7512	3030
ROCHESTER	Kathleen Onuska, Business Manager	724-775-7500	1813
SOUTH SIDE	Business Office	724-573-9581	3103
WESTERN BEAVER	Business Office	724-643-9310	4003