



# Tioga County Preferential Tax Assessment Plan

## *Tioga County Development Corporation*

### **Objectives & General Information**

On May 10, 2005 the Tioga County Commissioners adopted Ordinance 2005-01, as Amended in 2007, “**Tioga County Preferential Tax Assessment Plan**”. This new five (5) year abatement program was developed to assist industries and businesses locating or expanding in Tioga County. The Plan is structured to reduce the real estate taxes based on only two (2) conditions:

- 1) On New Building Construction; and/or
- 2) Major Restoration to Existing Real Estate which will Result in an Increased Real Estate Assessment.

Application must be made before the Tioga County Commissioners and the participating municipality and school district for each individual development project. The *Tioga County Development Corporation* encourages companies to utilize the **Tioga County Preferential Tax Assessment Plan** and is available to assist you in securing the benefits of the Program. *TCDC* administers the Tax Abatement Program and initial contact should be with *TCDC*.

The Program extends to the municipality and school district in which the project is located. (See Participating Municipalities attached). Approval of each of these taxing bodies is required.

### **Participation Guidelines**

#### **For Tioga County Participation**

A request in writing to the Tioga County Commissioners (Tioga County Courthouse, 118 Main Street, Wellsboro, Pennsylvania 16901) must be completed to be approved to participate in the Program. Your written request should include: Company name, address, nature of your capital development project, application and the formal request.

#### **For Borough/Township Participation**

Request in writing to the Municipality in which your project is located. Provide the same information submitted to the County and include a copy of the letter to the Commissioners and the School District (if available).

#### **For School District Participation**

Request in writing to the School District in which your project is located. Provide the same information submitted to the County and include a copy of the letter to the Commissioners and the Municipality (if available).

The Program extends to the municipality and school district in which each project is located. Each taxing body must individually approve the abatement for it to apply in their jurisdiction. Each municipality must designate the “deteriorated areas” in which the Abatement will apply for all three taxing bodies. The Abatement will take effect in those taxing bodies that approve the project. The Municipality and/or the School District may have other provisions which they require for participation. You should contact them directly.

The Tioga County Tax Preferential Five (5) Year Plan applies to the following percentages:

|        |                 |                               |
|--------|-----------------|-------------------------------|
| Year 1 | 90% Reduction   | Collection of 10% of R/E Tax  |
| Year 2 | 80% Reduction   | Collection of 20% of R/E Tax  |
| Year 3 | 60% Reduction   | Collection of 40% of R/E Tax  |
| Year 4 | 40% Reduction   | Collection of 60% of R/E Tax  |
| Year 5 | 20% Reduction   | Collection of 80% of R/E Tax  |
| Year 6 | Full Assessment | Collection of 100% of R/E Tax |

**Participating Taxing Bodies**

A listing of all of the approved municipalities in Tioga County who have adopted the **Tioga County Preferential Tax Assessment Plan is attached.**

For additional information contact:

Robert J. Blair  
President/Chief Executive Officer  
*Tioga County Development Corporation*  
114 Main Street  
Wellsboro PA 16901  
tcdc1@ptd.net

*Tioga County Development Corporation*