

RESIDENTIAL – L E R T A

McKean Township McKean Township Ordinance No. 1-12, as amended

REGULATIONS

The following rules, regulations, and procedures will control applications under the above LERTA exemption from real estate taxes:

1. Any taxpayer applying for a real estate tax exemption under the above ordinance must file an executed copy of this application, which shall be submitted to the McKean Township Zoning Administrator at the McKean Township Municipal Building at the time of securing the zoning permit, or if no zoning permit or other notification of improvement is required, then at the time of commencing construction. Failure to comply with this request will render this application invalid.
2. The LERTA exemption granted shall commence in the tax year immediately following the year in which the improvement, subject to the exemption, is substantially completed. Please understand that you will be invoiced for interim real estate taxes prior to the LERTA exemption period.
3. The exemption from taxes shall be limited to the additional assessment valuation attributable to the actual costs of new construction or improvements to eligible property and not to the assessment valuation attributable to the original improvements or property.
4. The LERTA exemption may be revoked or amended should any of the information provided in the application prove to be false or inaccurate or if the LERTA exemption or any portion thereof was granted in error by the Erie County Assessment Bureau.
5. The taxpayer shall also file a copy of this LERTA application with the Erie County Assessment Bureau and the General McLane School District.
6. The taxpayer must file a copy of the Uniform Construction Code Certificate of Occupancy & Use with McKean Township to start the exemption process.
7. Unless sooner amended or repealed, the Residential LERTA Ordinance dated November 2, 2017 and the exemptions therein authorized shall expire at midnight on December 31, 2020 provided, however, that a period of exemption hereunder which is established as to specific property improvements on or before the expiration date hereon shall continue until the three (3) year exemption period applicable to those specific property improvements has been exhausted.
8. Applications received after December 31, 2020 will not be eligible for Township Real Estate tax exemption.