

WEST SHORE SCHOOL DISTRICT

2017 Homestead and Farmstead Exclusion Resolution

RESOLVED, by the Board of School Directors of West Shore School District, that homestead and farmstead exclusion real estate tax assessment reductions are authorized for the school year beginning July 1, 2017 under the provisions of the Homestead Property Exclusion Program Act (part of Act 50 of 1998) and the Taxpayer Relief Act (Act 1 of 2006), as follows:

1. **Aggregate amount available for homestead and farmstead real estate tax reduction.** The following amounts are available for homestead and farmstead real estate tax reduction for the school year beginning July 1, 2017:

a. **Gambling tax funds.** The Pennsylvania Department of Education (PDE) has notified the School District that PDE will pay to the School District during the school year pursuant to Act 1, 53 P.S. § 6926.505(b), as a property tax reduction allocation funded by gambling tax funds, the amount of \$1,282,768.

2. **Homestead/farmstead numbers.** Pursuant to Act 50, 53 Pa. C.S.A. § 8584(i), and Act 1, 53 P.S. § 6926.341(g)(3), the Counties have provided the School District with a certified report listing approved homesteads and approved farmsteads as follows:

a. **Homestead property number.** The number of approved homesteads within the School District is 15,149.

b. **Farmstead property number.** The number of approved farmsteads within the School District is 64.

c. **Homestead/farmstead combined number.** Adding these numbers, the aggregate number of approved homesteads and approved farmsteads is 15,213.

3. **Real estate tax reduction calculation.** The school board has decided that the homestead exclusion amount and the farmstead exclusion amount shall be equal. Below are the steps showing the real estate tax reduction calculation:

a. **Preliminary aggregate amount of tax relief.** The preliminary aggregate amount of tax relief is \$1,282,768.

b. **Total number of approved homesteads/farmsteads.** The total number of approved homesteads and approved farmsteads is 15,213.

c. **Preliminary real estate tax reduction amount.** Dividing 3(a) by 3(b), the preliminary real estate tax reduction amount is \$84.32.

d. **Number of approved homesteads/farmsteads assessed value below the preliminary real estate tax reduction.** There are 135 approved homesteads and approved farmsteads assessed value below the preliminary real estate tax reduction amount of \$84.32.

- e. **Number of approved homesteads/farmsteads eligible for additional real estate tax reduction.** Subtracting 3(d) from 3(b), the total number of approved homesteads and approved farmsteads eligible for additional real estate tax reduction is 15,078.
 - f. **Additional amount of tax relief available for approved homesteads/farmsteads.** The additional amount of tax relief available for approved homesteads and approved farmsteads is \$6,327.24.
 - g. **Additional real estate tax reduction amount.** Dividing 3(f) by 3(e), the additional real estate tax reduction amount is \$.42.
 - h. **Final maximum real estate tax reduction amount.** Adding 3(c) and 3(g), the final maximum real estate tax reduction amount is \$84.74.
4. **Homestead/Farmstead exclusion calculation.** Dividing the paragraph 3 final maximum real estate tax reduction amount of \$84.74 by the Cumberland County real estate tax rate of 11.2014 mills (.0112014), the maximum real estate assessed value reduction to be reflected on tax notices as a homestead exclusion for each approved homestead is \$7,565 for Cumberland County, and the maximum real estate assessed value reduction to be reflected on tax notices as a farmstead exclusion for each approved farmstead is \$7,565 for Cumberland County.

Dividing the paragraph 3 final maximum real estate tax reduction amount of \$84.74 by the York County real estate tax rate of 14.2244 mills (.0142244), the maximum real estate assessed value reduction to be reflected on tax notices as a homestead exclusion for each approved homestead is \$5,957 for York County, and the maximum real estate assessed value reduction to be reflected on tax notices as a farmstead exclusion for each approved farmstead is \$5,957 for York County.

5. **Homestead/farmstead exclusion authorization – July 1 tax bills.** The tax notice issued to the owner of each approved homestead within the School District shall reflect a homestead exclusion real estate assessed value reduction equal to the lesser of: (a) the County-established assessed value of the homestead, or (b) the paragraph 4 maximum real estate assessed value reduction of \$7,565 for Cumberland County and \$5,957 for York County. The tax notice issued to the owner of each approved farmstead within the School District shall reflect an additional farmstead exclusion real estate assessed value reduction equal to the lesser of: (a) the County-established assessed value of the farmstead, or (b) the paragraph 4 maximum real estate assessed value reduction of \$7,565 for Cumberland County and \$5,957 for York County. For purposes of this Resolution, “approved homestead” and “approved farmstead” shall mean homesteads and farmsteads listed in the report referred to in paragraph 2 above and received by the School District from the County Assessment Office on or before May 1 pursuant to Act 1, 53 P.S. § 6926.341(g) (3), based on homestead/farmstead applications filed with the County Assessment Office on or before March 1. This paragraph 5 will apply to tax notices issued based on the initial tax duplicate used in issuing initial real estate tax notices for the school year, which will be issued on or promptly after July 1, and will not apply to interim real estate tax bills.