















Side-by-Side

PA 210 of 2005 Commercial Rehabilitation Act

PA 255 of 1978 Commercial Redevelopment Act

 <p>Property taxes from new investment can be abated up to 10 years.</p>	<p>YEARS</p>	 <p>Property taxes from new investment can be abated up to 12 years.</p>
 <p>Cities, villages, and townships are all entities eligible to establish a district.</p>	<p>ELIGIBLE</p>	 <p>Cities and villages are the only entities eligible to establish a district.</p>
 <p>County may reject district. This is <u>not</u> an opt-out, and results in no district being established.</p>	<p>COUNTY</p>	 <p>PA 255 does not provide for a county rejection of a district.</p>
 <p>Abatement district has to be at least 3 acres (with some exceptions).</p>	<p>SIZE/ WHERE</p>	 <p>Has to be in a “qualified “downtown revitalization district;” within a DDA qualifies.</p>
 <p>Property owner has 6 months after construction starts to file a tax abatement application.</p>	<p>TIMING</p>	 <p>Property owner cannot start construction before filing the abatement application.</p>
 <p>100% of local taxes for a new building can be abated; school taxes are still levied.</p>	<p>\$\$\$</p>	 <p>Max. abatement is 50% for new/replacement facility. For restored, it is 100%. SET is exempt.</p>
 <p>Currently, no new individual exemptions can be granted after 12-31-2020.</p>	<p>SUNSET</p>	 <p>Currently, no new individual exemptions can be granted after 12-31-2020.</p>