

Allegheny County PA Considering Allowing New Assessment Appeals for 2013

January 11, 2013 – Yesterday Allegheny County Executive Rich Fitzgerald proposed legislation changing the County’s Administrative Code to allow new assessment appeals for 2013. County Council is considering the proposal.

Property owners and districts already had two chances to appeal their 2013 assessments – via informal and formal appeals, the deadline for which was April 2012. If adopted, the legislation would allow a third opportunity to challenge a property’s 2013 assessment.

There had been growing support in the community to allow property owners who purchased properties *after* last year’s deadline to file appeals for 2013, but this is the first suggestion that all property owners would have the ability to file.

Property owners who should evaluate filing a new 2013 appeal include:

- Owners of properties that declined in 2012 due to tenant departures, rent concessions, or changes in the local market
- Owners who missed the deadline
- Owners who recently purchased properties

New owners with 2012 sale prices higher than their assessments could also face new appeals by the taxing districts.

We will monitor the legislation and provide future updates. If you would like to discuss how this legislation might affect your property’s assessment, please call us.

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The County had a revaluation last year, to be implemented in 2013 , and – under the current County code, the deadline to file appeals was April of 2012.