Taxpayer Relief Act
Act 50 of 1998
Act 1 of 2006

The General Assembly implemented the constitutionally-approved homestead exclusion by enacting Act 50 of 1998. Act 50 permitted “local taxing districts” which included counties, municipalities and school districts, to exclude from real estate taxation a portion of the assessed value of homestead property. Act 50 also provided for a farmstead exclusion using preexisting constitutional authority. Act 50 requires a taxing district granting a homestead exclusion to provide a similar exclusion for farmstead property by a fixed dollar amount not to exceed the amount of the exclusion for homestead property.

The Taxpayer Relief Act, Act 1 of Special Session 1 of 2006, in part amended Act 50 and made major changes in the way a school district adopts its budget and addresses the issue of homestead and farmstead property exclusions. Act 1 only applies to school district taxes.

Under a homestead or farmstead property tax exclusion, the assessed value of each homestead or farmstead is reduced by a fixed amount of exclusion before the property tax is computed. In order for you as a property owner to qualify, you must file an application with the assessment office and be approved. The property must be your primary residence. You cannot claim a primary residence and receive a similar benefit in another state or county. You can have only one primary residence.

You may obtain a copy of the application at the Board of Assessment Appeals office or website. This application may be used for both the Act 1 homestead program and the Act 50 homestead program if your local municipality has adopted it. Only one application needs to be filed for both programs but please note an Act 1 application must be mailed by March 1st and an ACT 50 application must be mailed by December 15th. If you plan to apply for both homestead programs, please mail your application by December 15th to:

Montgomery County Board of Assessment Appeals
Courthouse P. O. Box 311
Norristown, PA. 19404-0311

If you have questions regarding your homestead/farmstead applications please contact the Assessment Office at 610-278-3761, office hours 8:30 a.m. - 4:15 p.m. Monday through Friday.