

Approved Tax Abatement Programs by State



Please note: As part of the full underwriting package, the Seller must deliver a [Tax Abatement/Exemption/Pilot Questionnaire](#).

Alabama

- ❑ Alabama Code Section 40-9-1(25), exemption from ad valorem taxes for properties described in Title 12 U.S.C. Section 1701(Q), commonly known as HUD Section 202 properties

Arizona

- ❑ Arizona exemption for institutions for relief of indigent or afflicted persons- Statute Section 42-11107
- ❑ Arizona Government Property Lease Excise Tax (GPLET) Program- Revised Statutes §§42-6201 through §42-6210

Arkansas

- ❑ Arkansas Code Section 26-3-301- Property 100% Owned by the Housing Authority

California

- ❑ California Welfare Exemption Conditions

Colorado

- ❑ Colorado- Section 29-4-227 of the Colorado Revised Statutes- property 100% owned by the Housing Authority

Connecticut

- ❑ Town of Manchester (CT), Chapter 285 of Code of Ordinances of the Town of Manchester, Article III, Sections 285-30 through 285-31, alternate means of taxation for properties operating under the Low Income Housing Preservation and Resident Homeownership Act (LIHPHA)

District of Columbia

- ❑ District of Columbia Code Section 6-204, exemption for housing with not-for-profit activities
- ❑ District of Columbia official code section 47-1005.02, Non-profit Affordable Housing Developer Tax Relief Program

Florida

- ❑ Florida Affordable Housing Property Exemption
- ❑ Florida chapter 196.1975, exemption for property/ies used by non-profit homes for the aged

Georgia

- ❑ State of Georgia Code 8-3-3 and 8-3-8; private enterprise agreement exempting low-income housing providers from paying, city, county and state taxes and special assessments

Hawaii

- ❑ Hawaii – Section 8-10.20 of revised Ordinances of Honolulu (Exemption: Low-Income Rental Housing) and Section 8-10.21 (Claim for Exemption)

Illinois

- ❑ Illinois St-Cook County Class 9 Incentive Program, Real Estate Property Taxation Section 74-31
- ❑ Illinois St-Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4.2 et seq. (and State of Illinois ordinances confirming tax credit increment financing pursuant to such act)
- ❑ Illinois- tax abatement or exemption approved under Section 35ILCS 200/15-65, for properties where the Borrower has a nonprofit entity in the ownership structure

Indiana

- ❑ Indiana - Enterprise Zone Investment Deduction (Indiana Code Section 6-1.1-45-9)

Iowa

- ❑ Iowa- City of Ames' University Area Urban Revitalization Program
- ❑ Iowa- Plan 4A, City of Des Moines Urban Revitalization Program
- ❑ Iowa- City-wide Urban Revitalization Program

Kansas

- ❑ Kansas- City of Lenexa, Kansas- PILOT Agreement under Sections 12-1741 et. seq., 79-201a and 12-147 of the Kansas Statutes Annotated

Louisiana

- ❑ Louisiana Tax Abatement for Corporations performing public function

Maryland

- ❑ Maryland Housing & Community Development Law Article Title 12, subtitle 1; for properties used for essential public and governmental purposes
- ❑ Maryland Tax Code- Property Section 7-506.1, Article – Tax- Property; payment in lieu of taxes (“PILOT”) program for low-income housing projects

Michigan

- ❑ Michigan Senior and Disabled Non-Profit Housing Exemption (MCL211.7((d))

Minnesota

- ❑ Minnesota Statute 469.001 for redevelopment projects
- ❑ Minnesota Statutes, Section 273.128, subdivision 25, Tax Abatement for Low-Income Rental Property

Missouri

- ❑ Missouri, City of St. Louis Land Clearance for Redevelopment Authority for blighted areas
- ❑ Missouri, City of Kansas City, Chapter 353 R.S. Mo., property in a defined redevelopment zone
- ❑ Missouri, City of Springfield, Chapter 353 R.S. Mo., property in a defined redevelopment zone

Nevada

- ❑ Nevada NRS 361.082–Exemption of portions of qualified low-income housing projects

New Jersey

- ❑ New Jersey Redevelopment and Housing Law (N.J.S.A. 40A: 12A-1)
- ❑ New Jersey Development, Renewal and Rehabilitation Projects Act (55:14K-37)
- ❑ New Jersey Long Term Tax Exemption Law (N.J.S.A. 40A:20-1)
- ❑ New Jersey 5-year Exemption Law (N.J.S.A. 40A:21-1)

New Mexico

- ❑ New Mexico- Section 7-36-3A (NMSA 1978) in conjunction with Section 4-59-1 et seq. (NMSA 1978) pursuant to which the Tax Abatement Agency administers the Tax Abatement through the issuance of industrial revenue bonds and a ground lease

New York

- ❑ New York- Affordable New York Housing Program, codified pursuant to Section 421a(16) of the Real Property Tax Law of the State of New York (formerly known as the New York City 421-a Tax Exemption Program)
- ❑ New York City J 51 Conditions
- ❑ New York City - 489
- ❑ New York Real Property Tax Abatement for Historic Properties Sec 444a
- ❑ New York PILOT lease agreements for Federal Housing Projects
- ❑ New York City - J-51
- ❑ New York City - 420c
- ❑ New York City - 421g
- ❑ New York Private Housing Finance Law Section 577
- ❑ New York Tax Exemption Sec. 102(5), 103, 120a, 122 & 125a - Article V of Private Housing Finance Law
- ❑ New York- Real Property Tax Law, Section 485-a, abatement for properties that are converted from non-residential to mixed-use real property

Ohio

- Ohio- Columbus Downtown Community Reinvestment Area Agreement
- Ohio Community Reinvestment Area Program (Ohio Revised Code 3735.66-.70)
- Ohio Revised Code Section 5709.10 – Property 100% owned by a housing authority for a public purpose

Oregon

- Oregon’s Nonprofit Housing & Care to Elderly- ORS 307.242 / 307.370
- Oregon Rev. Statutes Section 307.112 (for properties with commercial space occupied by non-profit tenants)
- Oregon Rev. Statutes Section 307.600 (under Transit Oriented Development exemption program)
- Oregon Revised Statute 307.540-.548 and the Portland City Code section 3.101, et. Seq.

Pennsylvania

- Pennsylvania- Ordinance 1130, as amended (Section 19-1303(3) of the Philadelphia Code)
- Section 19-1303(4) (Ordinance 1456-A) of the Philadelphia Code
- Pennsylvania- Statutes Title 72 P.S. Taxation and Fiscal Affairs Section 5020-204, exemptions from taxation

Rhode Island

- Rhode Island General Laws § 44-5-13.11

South Carolina

- South Carolina’s Section 12-37-220(B)(11)(e)- nonprofit housing corporations or solely-owned instrumentalities of these corporations dedicated to providing housing to low or very low income residents

Texas

- Texas City of Dallas Historic Property Tax Abatement
- Texas City of Dallas Reinvestment Zone Tax Abatement
- Texas City of Dallas In-town Housing Tax Abatement
- Texas Dallas Unified School District Tax Abatement
- Texas - Dallas County Utility and Reclamation District
- Texas - City of Fort Worth Tax Abatement
- Texas - Tarrant County Tax Abatement
- Texas City of Balch Springs Resolution #534-05, per Chapter. 378 TX local code & Chapter 312 TX Tax code
- Texas Exemption for CHDO providing low or moderate income housing
- Texas Exemption for entities providing housing to Low Income individuals or families
- Texas Exemption to properties owned by political subdivision of the State of Texas

Virginia

- Virginia- under Section 58.1-3606 of the VA code, property owned directly or indirectly by a political subdivision is exempt from taxation
- Virginia- Ordinance No. 2014-15-24, Section 26-582 of the Code of the City of Richmond (Renumbered from Section 98-263 of the Code of the City of Richmond) – Exemption based on Rehab Credit
- Virginia- Sections 26-397 through 26-408 of the Code of the City of Richmond – Partial Exemption based on Rehab Credit

Washington

- Washington Exemption for new & rehabilitated multiple Dwellings in urban centers
- Washington Exemption for ownership with nonprofit status - RCW Section 84.36.560
- Washington Exemption for RCW 84.36.041 Home for the Aging - Income Verification
- Washington Exemption for special valuation of historic properties - Revised code of Washington Chapter 84.26

Wisconsin

- Wisconsin- Wisconsin State Statute Sect. 70.11, for non-profit ownership of low-income Housing