Read memo.

Council of the City of York, PA
Session 2026
Bill No. **11**
Ordinance No. **9**

INTRODUCED BY: Betsy Buckingham DATE: June 2, 2026

AN ORDINANCE

Amending Article 307, Incentive Programs for Dwelling Improvements, of the Codified Ordinances of the City of York to align the application, review, and abatement notice process with the requirements of the City of York.

WHEREAS, Article 307 currently requires notice to the Department of Economic and Community Development of applications for the dwelling improvement incentive programs while the City Treasurer, as the office responsible for the implementation of the abatement, is not notified or included in the process; and

WHEREAS, it is also necessary to notify the York County Assessment and Tax Claim office as a representative of the County as a taxing body; and

WHEREAS, the reasons for termination in the program do not currently comport with the services provided by the City; and

WHEREAS, the City believes it to be in the best interests of the program to revise the Ordinance so that it is consistent with the process currently employed by the City.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of York, Pennsylvania, that Article 307 of the Codified Ordinances is hereby amended as set forth in the attached with all portions thereof not expressly revised therein remaining unchanged and these revisions becoming effective in accordance with applicable law.

SECTION ONE: Section 307.04 "Procedure For Obtaining Abatement" is hereby amended. Amendments are limited exclusively to the sections set forth below. All other provisions of the ordinance are unaffected and shall continue as previously enacted.

(c) If the property owner decides to apply for the abatement, they must submit the required documentation and information on the forms provided by the City to the Department of Economic and Community Development prior to or at the same time as picking up their permit. **Copies of the abatement application, City permits, and documentation of assessment value prior to the improvements shall be provided to the City Treasurer and the York County Director of Assessment and Tax Claim within ten (10) days of the issuance of the permits by the City.**

(f) Upon completion of the improvements, the property owner shall notify the Department of Economic and Community Development ~~for the purpose of obtaining a final inspection to ascertain that minimum City Code standards have been met.~~ **to schedule an inspection of the property for the purpose of confirming that project improvements have been completed as described in the approved application and that all City Code standards have been met. Any modifications from the application and proposed plan must be reviewed and approved by the City Department of Economic and Community Development.**

(g) The Department of Economic and Community Development shall conduct an inspection to ensure that the property now meets minimum City Code standards and shall promptly notify the property owner**, the City Treasurer, and the Director of the York County Assessment Office** of the result of the~~ir~~ inspection.

(j) Once notice is received from the County Assessment Office, the property owner shall forward a

copy of the "Notice of Change in Assessment" to the Department of Economic and Community Development **and the City Treasurer.**

(k) After determination that all requirements of this article have been met, the Director of Economic and Community Development shall issue a "Letter of Approval" ~~which shall include the effective date of the City abatement~~ to the property owner, with a copy to the City Treasurer and the York ~~City Business Administrator~~ **County Director of Assessment and Tax Claim**.

(l) DELETED. ~~The Department of Economic and Community Development shall also send to the City Treasurer a copy of the ReTAP application with all supporting documentation.~~

(n) The City Treasurer shall recalculate the York City real estate taxes on an annual basis based on the applicable assessment value and millage rate **and include an abatement voucher with the tax bill** ~~and reissue the tax bill before sending it to the property owner~~.

SECTION TWO: Section 307.06 "Revocation of Abatement" is hereby amended. Amendments are limited exclusively to the sections set forth below. All other provisions of the ordinance are unaffected and shall continue as previously enacted.

(a) The abatement from real estate taxes provided in this article shall be forfeited by the applicant and/or any subsequent owner of the real estate for failure to pay real estate taxes related to this property or the owner's other properties in the City by their **penalty** ~~due~~ date. Upon nonpayment of real estate taxes, the City Treasurer shall discontinue the abatement.

(b) The City Treasurer shall also discontinue the real estate tax abatement for a property upon certification from the ~~Business Administrator~~ **City** that the owner has become in arrears on payment of ~~sewer and/or~~ refuse fees to the degree that the City has begun ~~special~~ collection efforts ~~as approved by Council~~ and the property owner has failed to agree to and follow a payment plan approved by the City or the City has filed a lien against the property for the debt.

PASSED FINALLY: **July 21, 2026** BY THE FOLLOWING VOTE:

YEAS: Supler, Bupp, Johnescu, Buckingham, Washington – 5

NAYS: None.

Edquina Washington, President of Council

ATTEST:

Dianna L. Thompson, City Clerk

Presented to the Mayor for approval this 22nd day of July 2026.

APPROVED: 7/22/2026
Mayor Date

VETOED:
Mayor Date