



ORDINANCE NO. 01 OF 2026 OF SOUTH FAYETTE TOWNSHIP

AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, amending and restating Chapter 220, Taxation, Article VIII, Local Revitalization Tax Assistance, Sections 220-60 through 220-71, providing for the temporary exemption from real property taxation for specified time periods for certain increases in assessed valuation of improvements; including construction or reconstruction, made upon industrial, commercial, or business property in deteriorated areas in the Township of South Fayette; amending the requirements and the procedures for securing such exemption; and authorizing an intergovernmental cooperation agreement to implement the exemption authorized by this Ordinance.

WHEREAS, the Local Economic Revitalization Tax Assistance Act, as codified at 72 Pa. C.S.A. §4722 et sea., otherwise known as "LERTA", authorizes local taxing authorities to exempt from real estate taxation, for specified periods, improvements to certain deteriorated industrial, commercial, and other business property; and

WHEREAS, the Township of South Fayette has enacted Ordinance No. 1 of 2018, on January 17, 2018, as amended; and,

WHEREAS, the Board of Commissioners of the Township of South Fayette has held a public hearing to discuss the feasibility of the implementation of several changes to the existing program of temporary tax exemption from real estate taxation for improvements to certain deteriorated property located within deteriorated areas of the Township of South Fayette which are part of the PED Zoning District; and

WHEREAS, the Township Board of Supervisors wishes to amend certain sections of Chapter 220, Taxation, Article VIII, Local Revitalization Tax Assistance, as follows: firstly, to simplify the exemption and abatement schedule to be consistent across all LERTA zones, to remove the LERTA commercial zone from the program, and to update Exhibit B and the boundaries of the LERTA parcels, including adding new parcels to the Deteriorated PED; and

WHEREAS, the Board of Commissioners of the Township of South Fayette finds that amending such a program to Deteriorated Areas within a PED Zoning District will contribute to the general welfare of the community by providing for expanded commercial and business development within the Township and the Deteriorated PED Zoning District, and support the vision and goals outlined in the Township's 2023 Comprehensive Plan to promote economic development throughout the community; and

WHEREAS, it is the intention of the Board of Commissioners of the Township of South Fayette by this Ordinance to amend and restate the prior LERTA Ordinance and map to include those areas in the LERTA that the Board of Commissioners have determined to exist in a limited PED Zoning district as set forth on Exhibit "B".

NOW, therefore, be it ordained and enacted by the Board of Commissioners of the Township of South Fayette, and it is hereby enacted pursuant to the authority granted by the Local Economic Revitalization Tax Assistance Act, and the Intergovernmental Cooperation Act, Pa. Cons. Stat. Ann. tit. 53, §2301 et seq., as follows:

SECTION 1: UPDATED BOUNDARIES.

Within Section 220-61, this amendment shall repeal and replace the map associated with Exhibit B with a new map highlighting the LERTA boundaries and parcels, attached to this ordinance, as Exhibit A.

1. Deteriorated Areas

After holding a Public Hearing, the Board of Commissioners of the Township of South Fayette does hereby concur with the updated recommendations made and now confirms and finds that the areas listed in Exhibit "B" hereto in the Township of South Fayette respectively constitute a Deteriorated Area for purposes of this Ordinance.

SECTION 2: UPDATED EXEMPTION SCHEDULE.

Section 220-63 shall be repealed and amended in its entirety to read as follows:

The exemption from Township real estate taxes granted to any Property Owner undertaking a project covered by this Ordinance shall be in accordance with the following conditions and schedule for all LERTA Districts:

Industrial, Business, and Deteriorated PED Properties:

1. The exemption shall be limited to a period of five (5) years. The five (5) year exemption period will commence the year after completion of the improvements.
2. The exemption is only applicable for proposed nonresidential developments. Residential developments are not eligible for the exemption.
3. The tax exemption in the initial year described in subparagraph (a) shall be one hundred percent (100%) of the Township's real estate taxation upon the assessed valuation attributable to the construction or reconstruction for the first year. In each succeeding year of the exemption period, the exemption shall decline by twenty percent (20%). In the fifth and final year, the exemption shall be twenty percent (20%) of the Township real estate taxation upon the assessed valuation attributable to the construction or reconstruction. In the sixth year and all succeeding years, the exemption shall end and the entire property (land and building) shall be fully taxable.
4. There is no exemption granted on the assessed valuation attributable to land. There is no exemption granted if the improvements are not completed by the end of the third calendar year following the year the initial building permit was issued.
5. There is no exemption granted, and any existing exemption shall be revoked, if and for so long as there exists any tax delinquency with respect to the property or any other property owned in the Township by the property owner.

SECTION 3: FUTURE LERTA DISTRICTS

Section 220-66 shall be removed in its entirety.

SECTION 4: REPEALER.

That any and all previous Ordinance(s) which are inconsistent with the terms and provisions of this Ordinance are hereby repealed.

SECTION 5: SEVERABILITY.


If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

SECTION 6: EFFECTIVE DATE.

That this Ordinance shall take effect immediately upon enactment as provided by law.

ORDAINED AND ENACTED into law this **14 day of January 2026**.

ATTEST:



Township Secretary

SOUTH FAYETTE TOWNSHIP


BY: _____
President, Board of Commissioners

APPROVED AS TO FORM:



Solicitor

