



SENATE BILL 76

A BOLD VISION



REAL PROPERTY TAX REFORM

Pennsylvania Realtors® are fighting for overdue property tax reform, backing a Senate bill that promises a total overhaul of the system.

PAR has conducted valuable voter research revealing that consumers want a statewide solution to property tax reform. The association's economic study shows the proposed legislation is not only viable but would provide real relief to suffering homeowners.

Realtors® throughout the state have stories of:

- Homeowners who have lost their homes because they cannot afford the property taxes
- Seniors unable to downsize because they cannot sell their homes due to high property taxes
- Young families pushed out of the market by property taxes that exceed their monthly mortgage payments

We're So Close to Real Property Tax Reform for Pennsylvanians Who Need It Now.

WHAT WILL SENATE BILL 76 DO FOR YOU?

- Eliminate school property taxes, saving many homeowners thousands
- Real property tax relief right now
- Help seniors struggling to make ends meet due to high property taxes
- Fully fund Pennsylvania's public schools

Contact Your Legislator And Urge Them To Stand With Pennsylvania Taxpayers.

SUPPORT SENATE BILL 76. Join the Fight Today at: www.RealReform76.com

PAID FOR BY THE PENNSYLVANIA ASSOCIATION OF REALTORS®.



Pennsylvania
Association of
Realtors®



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Pennsylvania Realtors® launched a **RealReform76.com**, and a social media campaign to tout the benefits of this proposed legislation.

In two weeks, the site has had 2,100 visits. Nearly 500 emails have been sent to senators through the website urging them to support Senate Bill 76. Fifty consumers have shared their heartbreaking stories of how their American dream has become a nightmare.

The screenshot shows the website's layout. At the top, there's a navigation bar with the URL 'www.realreform76.com' and the text 'Real Reform 76'. Below this is a large red banner with the same 'SENATE BILL 76' header and 'A BOLD VISION' / 'REAL PROPERTY TAX REFORM' sub-headers. A yellow 'TAKE ACTION' button and social media icons are on the right. Below the banner is a navigation menu with 'HOME', 'ABOUT SB76', and 'MYTHS VS. FACTS'. The main content area features a photograph of an elderly man with glasses holding a framed picture of a house. To his right is a white callout box with the text: 'FOR MANY SENIORS ON FIXED INCOMES, PROPERTY TAXES CAN COST THEM MORE THAN JUST THOUSANDS OF DOLLARS... IT CAN COST THEM THEIR HOMES.' Below this is a dark grey article preview titled 'SENATE BILL 76 WILL PROTECT SENIORS' with a sub-headline: 'Seniors who have already paid off their mortgages can still lose their homes if property taxes keep skyrocketing. SB 76 is the only property tax reform plan that gives real tax relief to real people, right now, especially to seniors on fixed incomes.' A 'Read More' button is at the bottom right of the article preview.

What exactly does Senate Bill 76 do?

Senate Bill 76 is a commonsense, comprehensive and bold plan to eliminate property taxes for local schools, saving homeowners thousands – while holding our local school districts harmless. By eliminating these extreme and unfair property taxes, we can protect seniors struggling to stay in their homes, and help homeowners who have been buried by years of rising property taxes.

Contact your Senator

Senator Patricia Vance – District 31 Don't know your Senator? [Click Here](#)

First Name...

Last Name...

Zip Code...

Email Address...

Senator Patricia Vance,

We are so close to passing property tax reform in Pennsylvania. We've seen this get kicked down the road for decades, but at last we have an opportunity to give real taxpayers thousands of dollars in real tax relief, right now.

I urge you to stand with your colleagues from both parties, and with Pennsylvania's seniors and taxpayers, and support Senate Bill 76. Embrace a bold vision that if put into law will help homeowners stay in their homes and help small businesses operate more affordably in the Commonwealth.

Thank you for reading this message. It's time to get to work to help taxpayers. And it's time for our elected leaders to stand together - as so many from both parties already have - and pass Senate Bill 76 this session.

Sign me up for the E-Newsletter.

Submit

We're so close to REAL reform



24 SENATORS HAVE ALREADY SIGNED ON IN SUPPORT - WE ONLY NEED TWO MORE TO PASS THE BILL!
WE NEED YOUR HELP!

VOTES NEEDED

Who doesn't support SB76?

Who supports SB76?

Senator Patricia Vance – District 31

Your Senator, Patricia Vance



DOESN'T SUPPORT

Send Patricia Vance a Message

Eliminates and Simplifies Property Taxes in Pennsylvania

Senate Bill 76 would eliminate school property taxes in Pennsylvania, which makes up the vast majority of the property taxes the average homeowner pays. Many homeowners pay more in property taxes each month than they pay on their mortgage. And in much of Pennsylvania, those property tax bills keep rising each year with no end in sight and few limits on how much they can be raised.

Senate Bill 76 would eliminate that portion of property taxes, helping homeowners who have been crushed by these taxes for years now.

Protects Pennsylvania's Seniors

Perhaps the biggest winners from Senate Bill 76's bold vision are seniors living on fixed incomes. Even after paying off their mortgages, seniors can still lose their homes to rising property taxes.

No tax should have the power to leave people homeless, and especially not seniors who have worked hard to own their own home. Senate Bill 76 is different and better because it will deliver real tax relief to real Pennsylvanians – and deliver it right away.

Keeps Our Promise to Pennsylvania's Schools

Senate Bill 76 ensures that school districts will remain well-funded, even with property taxes for schools eliminated. This is accomplished by raising the state's personal income tax and eliminating sales tax loopholes, and investing those revenues in our local schools. Even with those measures in place, taxpayers across Pennsylvania will still save thousands of dollars each year in take-home income with the vast majority of their property tax bill eliminated.

HOW HAVE PROPERTY TAXES AFFECTED YOU?

Have burdensome property taxes in Pennsylvania affected you? Tell us your story.

First Name...

Last Name...

Email Address...

Tell us your story.

HOW HAVE OUR PROPERTY TAXES AFFECTED PENNSYLVANIANS

"My personal story! I am a senior female 77 years old. I lost my husband last September. When he died, he took half of our income with him. The property tax is \$7600. I prepared years ago living on a budget, but always had enough to cover expenses. His death has been difficult for me. We were married 59 years. Our property tax will force me to leave my home. I do not believe this will ever be solved. Hope I am wrong."

- Fran, Boothwyn, Delaware County

"I can't afford to live anymore. I have a mortgage to pay, medicine to buy, utilities to pay for and taxes to pay, which I can't afford. I am a disabled widow on Social Security Disability. The SS takes \$100 out of my check before I even get it. The property taxes and school taxes, I don't understand why I have to be punished and made to pay. Yes, I own the house and live in it and have to pay taxes I can't afford. I have no kids in school but I have to pay school tax, which I can not afford. It is a little bit ridiculous isn't it? A homeowner is being punished for owning a home. Can't you do away with property and school taxes? Please think about it as someday you might be in the same spot!!!!!"

- J., Columbia County.

"What is happening to the elderly who cannot pay the outrageous property taxes?"

- Anonymous

SENATE BILL 76

A BOLD VISION. REAL PROPERTY TAX REFORM – WWW.REALREFORM76.COM

MYTH: SB 76 prevents school districts from raising revenues on their own.

FACT: SB 76 lets local school districts retain the ability to raise revenues through income taxes or other means (except property taxes) and requires voter approval for any new taxes or tax increases they propose.

MYTH: SB 76 eliminates property taxes for commercial and business property owners.

FACT: Like residential properties, commercial property owners will still pay property taxes levied by counties, cities, townships and boroughs. All property owners will still be subject to property taxes levied by school districts for the purpose of paying off current debts and bonds.

MYTH: Public school funds laid out by SB 76 are only “guaranteed” for the first year after the law passes.

FACT: There is no such thing as a “guaranteed” level of state funding for any program from year to year. The Pennsylvania Legislature – and only the Legislature - has the power to set the amount of dollars it invests in K-12 education each year. Senate Bill 76 establishes the Education Stabilization Fund, which will collect those dollars raised from increases in the personal income tax and sales tax. Those dollars must be invested in local school districts, in exchange for eliminating school property taxes. Local districts will still have the power to levy taxes of their own, and will have full control over the dollars they receive from the Education Stabilization Fund.

With SB 76 in place, Pennsylvania’s Legislature will have the same responsibility to invest our tax dollars in our public schools as it does now. They will have the ability to invest more dollars into our schools through the Stabilization Fund. And voters will always retain the power to hold their local school boards – and their legislators – accountable for how their tax dollars are spent – or not spent – on public education.

MYTH: SB 76 is a threat to the local control we want to empower our school districts with.

FACT: School districts not only get to keep their authority to levy taxes to fund their school system. School districts receive funds each year through SB 76’s income tax and sales taxes increase that come with no new mandates or strings attached on how to use those dollars. No new mandates on designing curricula or subject matters or testing criteria. No requirements to change current or future collective bargaining agreements between districts and teachers. And no new mandates or limits on how to spend or not spend those dollars year to year.

Local control of local schools is not under assault with SB 76. The only thing that changes is that homeowners will no longer be punished or rendered homeless by out-of-control property taxes. SB 76 accomplishes this long-sought goal while keeping taxing and spending authority in the hands of school districts – and with the taxpayers who live in those districts.

SENATE BILL 76

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MYTH: SB 76 prevents school districts from borrowing money to pay for new development or school construction.

FACT: School districts retain their authority to sell new bonds or borrow additional funds to finance school construction and other projects. They will simply need to find a way to repay those loans through measures besides property taxes.

MYTH: The sales tax and PIT are regressive in nature. Increasing them just further hurts our most vulnerable populations. And it is a “renters tax”. Homeowners will see relief and renters will be stuck footing the bill.

FACT: By eliminating property taxes and replacing the funding with personal income and sales taxes, the burden of unreasonably high property taxes would be lifted from property owners and fairly spread among those who consume and earn the most. Renters will live in properties that will have more stable living costs and can be spared dramatic increases in rent in the coming years. Businesses, especially those that own their own property, will have lower costs that will no longer need to be passed on to consumers, giving them opportunities to reduce prices, put more Pennsylvanians to work, raise worker salaries, or all of the above.

MYTH: Harrisburg can't be trusted! That fund will get raided to pay for pet projects or bailing out our cities. How will we pay for education then?

FACT: Our legislators have a constitutional obligation to adequately fund a free public education system that is accessible to all Pennsylvanians and their children. If they fail to meet that obligation and misuse our tax dollars, citizens can vote their elected officials out and even file lawsuits to demand adequate school funding. And just as voters can hold their School Board members accountable for failing to care for our public schools, Pennsylvanians can hold their legislators accountable at the ballot box if they attempt to raid the Education Stabilization Fund, in violation of its original purpose as outlined in SB 76.

MYTH: Increasing the sales tax and the PIT will make Pennsylvania an unattractive place to live.

FACT: Even after the sales tax and PIT increases in SB 76, Pennsylvania's PIT rate and sales tax rate remains competitive with our neighboring states, and even lower than many of our neighboring states like Ohio and New Jersey.

MYTH: My school district doesn't have a spending problem. Why should I support this?

FACT: School boards change, and so do their spending priorities and commitment to protecting taxpayers. With SB 76 in place, not only will voters continue to elect their school boards, but they will have even further oversight of their school boards by having referendum approval of new taxes proposed by their school board.

MYTH: This bill only helps seniors on fixed incomes.

FACT: SB 76 will provide immediate property tax relief to all Pennsylvania homeowners and small businesses who pay school property taxes in Pennsylvania, regardless of age.