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PART 1

EARNED INCOME TAX

§24-101. Incorporation of Statute.

The provisions of §6913 of the Local Tax Enabling Act, P.L. 1257, No. 511, December 31, 1965, 53 P.S. §6901-24(1982), as hereafter amended, supplemented, modified or reenacted by the General Assembly of Pennsylvania, are incorporated herein by reference thereto; except to the extent that options are provided in said §6913, this Part designates the option selected, and except as and where hereinafter specifically provided otherwise.

(Ord. 47, 7/9/2001)

§24-102. Imposition of Tax.

1. A tax for the general revenue purposes of 1% is hereby imposed on:
 - A. Salaries, wages, commissions and other compensation earned or paid on or after January 1, of any year by residents of the Township of Towanda.
 - B. The net profits earned on or after January 1 of any year, of businesses, professions or other activities conducted by such residents.
2. Imposition of Tax on Nonresidents. A tax for the general revenue purposes of 1% is hereby imposed on:
 - A. Salaries, wages, commissions and other compensation earned or paid on or after January 1, of any year, by nonresidents of the Township of Towanda for work done or services performed or rendered in the Township of Towanda.
 - B. Net profits earned on or after January 1 of any year, of businesses, professions or other activities conducted in the Township of Towanda by nonresidents.
3. The tax levied under subsections (1)(A) and (2)(A) of this Section shall relate to and be imposed upon salaries, wages, commissions and other compensation paid by an employer or on his behalf to any person who is employed by or renders services to him. The tax levied under subsections (1)(B) and (2)(B) of this Section will relate to and be imposed on the net profits of any business, profession or enterprise carried on by any person as owner or proprietor, either individually or in association with some other person or persons.

(Ord. 47, 7/9/2001)

§24-103. Declarations, Returns and Payment of Tax.

1. Every taxpayer whose net profits are subject to the tax imposed by this Part shall file a declaration of his net profits for the current year and shall pay the tax due thereon in one annual installment, all as provided in §6913, III. A. (1)(i) of the Local Tax Enabling Act.
2. Every taxpayer whose earnings are subject to the tax imposed by this Part shall make and file final returns and pay to the officer the balance of the tax due, as provided in §6913, III., B., first paragraph, of the Local Tax Enabling Act.
3. Every taxpayer whose earnings are not subject to collection at the source, shall make and file with the officer annual returns and shall pay the amount of tax shown as due on such returns on or before April 15 of the year following the current year, all as provided in §6913, III. B. (1) of the Local Tax Enabling Act.
4. The officer is hereby authorized to provide by regulation, subject to the approval of the Board of Supervisors, that the return of an employer or employers, showing the amount of tax deducted by said employer or employers from the salaries, wages or commissions of any employee, and paid by him or them to the officer shall be accepted as the return required of any employee whose sole income, subject to the tax or taxes under this Part, is such salary, wages or commissions.

(Ord. 47, 7/9/2001)

§24-104. Collection at Source.

Every employer having an office, factory, workshop, branch, warehouse or other place of business within the Township of Towanda who employs one or more persons, other than domestic servants, for a salary, wage, commission or other compensation, shall register with the officer, deduct the tax imposed by this Part on the earned income of his employee or employees and shall make and file quarterly returns and final returns and pay quarterly to the officer the amount of taxes deducted, all as provided in §6913, IV. of the Local Tax Enabling Act.

(Ord. 47, 7/9/2001)

§24-105. Administration.

The Earned Income Tax Officer shall be selected from time to time by resolution of, and shall receive such compensation for his services and expenses as determined from time to time by the Board of Supervisors. Such officer shall have the powers and duties, and shall be subject to the penalties as provided in §6913, V., VI., VII of the Local Tax Enabling Act.

(Ord. 47, 7/9/2001)

§24-106. Interest and Penalties for Late Payment.

If for any reason the tax is not paid when due, interest at the rate of 6% per annum on the amount of said tax, and an additional penalty of 1/2% of the amount of the unpaid tax for each month or fraction thereof during which the tax remains unpaid, shall be added and collected. Where suit is brought for the recovery of any such tax, the person liable therefore shall, in addition, be liable for the costs of collection and the interest and penalties herein imposed.

(Ord. 47, 7/9/2001)

§24-107. Penalties for Violations.

1. Any person who fails, neglects or refuses to make any declaration or return required by this Part, any employer who fails, neglects or refuses to register or to pay the tax deducted from his employees, or fails, neglects or refuses to deduct or withhold the tax from his employees, any person who refuses to permit the officer or any agent designated by him to examine his books, records and papers, and any person who knowingly makes any incomplete, false or fraudulent return, or attempts to do anything whatsoever to avoid the full disclosure of the amount of his net profits or earned income in order to avoid the payment of the whole or any part of the tax imposed by this Part shall, upon conviction therefore before any district justice of the peace, or court of competent jurisdiction, be sentenced to pay a fine of not more than \$500 for each offense, and costs, and in default of payment, to be imprisoned for a period not exceeding 30 days.
2. Any person who divulges any information which is confidential under the provisions of this Part shall, upon conviction therefore, before any district justice of the peace, or court of competent jurisdiction, be sentenced to pay a fine of not more than \$500 for each offense, and costs, and in default of payment, to be imprisoned for a period not exceeding 30 days.
3. The penalties imposed under this Section shall be in addition to any other penalty imposed by any other Section of this Part.
4. The failure of any person to receive or procure forms required for making the declaration or returns required by this Part shall not excuse him from making such declaration or return.

(Ord. 47, 7/9/2001)

PART 2

REALTY TRANSFER TAX

§24-201. Short Title.

This Part shall be known as the “Realty Transfer Tax Ordinance of Towanda Township.”

(Ord. 42, 3/2/1999, §I)

§24-202. Authority.

A realty transfer tax for general revenue purposes is hereby imposed upon the transfer of real estate or interest in real estate situated within Towanda Township, regardless of where the documents making the transfer are made, executed or delivered or where the actual settlements on such transfer took place, as authorized by Article XI-D, “Local Real Estate Transfer Tax,” 72 P.S. §8101 et seq.

(Ord. 42, 3/2/1999, §II)

§24-203. Definitions.

ASSOCIATION — a partnership, limited partnership or any other form of unincorporated enterprise owned or conducted by two or more persons other than a private trust or descendant’s estate.

CORPORATION — a corporation, joint-stock association, business trust or banking institution which is organized under the laws of this Commonwealth, the United States or any other state, territory, foreign country or dependency.

DOCUMENT — any deed, instrument or writing which conveys, transfers, demises, vests, confirms or evidences any transfer or demise of title of real estate, but does not include wills, mortgages, deeds of trust or other instruments or like character given as security for a debt and deeds of release thereof to the debtor, land contracts whereby the legal title does not pass to the grantee until the total consideration specified in the contract has been paid or any cancellation thereof unless the consideration is payable over a period of time exceeding 30 years, or instruments which solely grant, vest or confirm a public utility easement. “Document” shall also include a declaration of acquisition required to be presented for recording under §24-202 of this Part.

FAMILY FARM CORPORATION — a corporation of which at least 75% of its assets are devoted to the business of agriculture and at least 75% of each class of

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stock of the corporation is continuously owned by members of the same family. The business of agriculture shall not be deemed to include:

- A. Recreational activities such as, but not limited to, hunting, fishing, camping, skiing, show competition or racing.
- B. The raising, breeding or training of game animals or game birds, fish, cats, dogs or pets or animals intended for use in sporting or recreational activities.
- C. Fur farming.
- D. Stockyard and slaughterhouse operations.
- E. Manufacturing or processing operations of any kind.

FAMILY FARM PARTNERSHIP — a partnership of which at least 75% of its assets are devoted to the business of agriculture and at least 75% of the interest in the partnership are continuously owned by members of the same family. The business of agriculture shall not be deemed to include:

- A. Recreational activities such as, but not limited to, hunting, fishing, camping, skiing, show competition or racing.
- B. The raising, breeding or training of game animals or game birds, fish, cats, dogs or pets or animals intended for use in sporting or recreational activities.
- C. Fur farming.
- D. Stockyard and slaughterhouse operations.
- E. Manufacturing or processing operations of any kind.

MEMBERS OF THE SAME FAMILY — any individual, such individual's brothers and sisters, the brothers and sisters of such individual's parents and grandparents, the ancestors and lineal descendants of any of the foregoing, a spouse of any of the foregoing, and the estate of any of the foregoing. Individuals related by the half-blood or legal adoption shall be treated as if they were related by the whole-blood.

PERSON — every natural person, association or corporation. Whenever used in any subsection prescribing and imposing a fine or imprisonment, or both, the term "person," as applied to associations, shall include the responsible members or general partners thereof, and as applied to corporations, the officers thereof.

REAL ESTATE –

- A. All lands, tenements or hereditaments within this Township including, without limitation, buildings, structures, fixtures, mines, minerals, oil, gas, quarries, spaces with or without upper or lower boundaries, trees and other improvements, immovables or interests which by custom, usage or law pass with a conveyance of land, but excluding permanently attached machinery and equipment in an industrial plant.
- B. A condominium unit.
- C. A tenant-stockholder's interest in a cooperative housing corporation, trust or association under a proprietary lease or occupancy agreement.

REAL ESTATE COMPANY — a corporation or association which is primarily engaged in the business of holding, selling or leasing real estate, 90% or more of the ownership interest in which is held by 35 or fewer persons and which:

- A. Derives 60% or more of its annual gross receipts from the ownership or disposition of real estate.
- B. Holds real estate, the value of which comprises 90% or more of the value of its entire tangible asset holdings exclusive of tangible assets which are freely transferable and actively traded on an established market.

TITLE TO REAL ESTATE –

- A. Any interest in real estate which endures for a period of time, the termination of which is not fixed or ascertained by a specific number of years including, without limitation, an estate in fee simple, life estate or perpetual leasehold.
- B. Any interest in real estate enduring for a fixed period of years but which, either by reason of the length of the term or the grant of a right to extend the term by renewal or otherwise, consist of a group of rights approximating those of an estate in fee simple, life estate or perpetual leasehold, including without limitation a leasehold interest or possessory interest under a lease or occupancy agreement for a term of 30 years or more or a leasehold interest or possessory interest in real estate in which the lessee has equity.

TRANSACTION — the making, executing, delivering, accepting or presenting for recording of a document.

VALUE –

- A. In the case of any bona fide sale of real estate at arm's length for actual monetary worth, the amount of the actual consideration therefor, paid or to be paid, including liens or other encumbrances thereon existing before the transfer and not removed thereby, whether or not the underlying indebtedness is assumed, and ground rents, or a commensurate part thereof, where

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such liens or other encumbrances and ground rents also encumber or are charged against real estate; provided, that where such documents shall set forth a nominal consideration, the "value" thereof shall be determined from the price set forth in or actual consideration for the contract of sale.

- B. In the case of a gift, sale by execution upon a judgment or upon the foreclosure of a mortgage by a judicial officer, transactions without consideration or for consideration less than the actual monetary worth of the real estate, a taxable lease, an occupancy agreement, a leasehold or possessory interest, any exchange of properties, or the real estate of an acquired company, the actual monetary worth of the real estate determined by adjusting the assessed value of the real estate for local real estate tax purposes for the common level ratio factor developed by the Pennsylvania Department of Revenue for Pennsylvania realty transfer tax base calculations.
- C. In the case of an easement or other interest in real estate, the value of which is not determinable under subsection (A) or (B), the actual monetary worth of such interest.
- D. The actual consideration for or actual monetary worth of any executory agreement for the construction of buildings, structures or other permanent improvements to real estate between the grantor and other persons existing before the transfer and not removed thereby or between the grantor, the agent or principal of the grantor of a related corporation, association or partnership and the grantee existing before or effective with the transfer.

(Ord. 42, 3/2/1999, §III)

§24-204. Imposition of Tax; Interest.

1. Every person who makes, executes, delivers, accepts or presents for recording any document or in whose behalf any document is made, executed, delivered, accepted or presented for recording, shall be subject to pay for and in respect to the transaction or any part thereof, a tax at the rate of 1% of the value of the real estate represented by such document, which tax shall be payable at the earlier of the time the document is presented for recording or within 30 days of acceptance of such document or within 30 days of becoming an acquired company.
2. The payment of the tax imposed herein shall be evidenced by the affixing of an official stamp or writing by the Recorder of Deeds whereon the date of the payment of the tax, amount of the tax and the signature of the collecting agent shall be set forth.
3. It is the intent of this Part that the entire burden of the tax imposed herein on a person or transfer shall not exceed the limitations prescribed in the Local Tax Enabling Act, Act of December 31, 1965, P.L. 1257, 53 P.S. §6901 et seq., so that if any other political subdivision shall impose or hereafter shall impose such tax on the same person or transfer then the tax levied by the Board of Supervisors under

the authority of that Act shall during the time such duplication of the tax exists, except as hereinafter otherwise provided, be 1/2 of the rate and such 1/2 shall become effective without any action on the part of the Board of Supervisors; provided, however, that the Township and any other political subdivision which impose such tax on the same person or transfer may agree that, instead of limiting their respective rates to 1/2 of the rate herein provided, they will impose respectively different rates, the total of which shall not exceed the maximum rate permitted under the Local Tax Enabling Act.

4. If for any reason the tax is not paid when due, interest at the rate in effect at the time the tax is due, shall be added and collected.

(Ord. 42, 3/2/1999, §IV)

§24-205. Exempt Parties.

The United States, the Commonwealth or any of their instrumentalities, agencies or political subdivisions shall be exempt from payment of the tax imposed by this Part. The exemption of such governmental bodies shall not, however, relieve any other party to a transaction from liability for the tax.

(Ord. 42, 3/2/1999, §V)

§24-206. Excluded Transactions.

1. The tax imposed by §24-204 shall not be imposed upon:
 - A. A transfer to the Commonwealth, or to any of its instrumentalities, agencies or political subdivisions, by gift, dedication or deed in lieu of condemnation or deed or confirmation in connection with condemnation proceedings, or a reconveyance by the condemning body of the property condemned to the owner of record at the time of condemnation which reconveyance may include property line adjustments provided said reconveyance is made within one year from the date of condemnation.
 - B. A document which the Township of Towanda is prohibited from taxing under the Constitution or statutes of the United States.
 - C. A conveyance to a municipality, township, school district or county pursuant to acquisition by the municipality, township, school district or county of a tax delinquent property at sheriff sale or tax claim bureau sale.
 - D. A transfer for no or nominal actual consideration which corrects or confirms a transfer previously recorded, but which does not extend or limit existing record legal title or interest.

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- E. A transfer or division in kind for no or nominal actual consideration of property passed by testate or intestate succession and held by cotenants; however, if any of the parties take shares greater in value than their undivided interest, tax is due on the excess.
- F. A transfer between husband and wife, between persons who were previously husband and wife who have since been divorced, provided the property or interest therein subject to such transfer was acquired by the husband and wife or husband or wife prior to the granting of the final decree in divorce, between parent and child or the spouse of such child, between brother or sister or spouse of a brother or sister, and between a grandparent and grandchild or the spouse of such grandchild, except that a subsequent transfer by the grantee within one year shall be subject to tax as if the grantor were making such transfer.
- G. A transfer for no or nominal actual consideration of property passing by testate or intestate succession from a personal representative of a decedent to the descendant's devisee or heir.
- H. A transfer for no or nominal actual consideration to a trustee of an ordinary trust where the transfer of the same property would be exempt if the transfer was made directly from the grantor to all of the possible beneficiaries, whether or not such beneficiaries are contingent or specifically named. No such exemption shall be granted unless the recorder of deeds is presented with a copy of the trust instrument that clearly identifies the grantor and all possible beneficiaries.
- I. A transfer for no or nominal actual consideration from a trustee to a beneficiary of an ordinary trust.
- J. A transfer for no or nominal actual consideration from trustee to successor trustee
- K. A transfer:
 - (1) For no or nominal actual consideration between principal and agent or straw party; or,
 - (2) From or to an agent or straw party where, if the agent or straw party were his principal, no tax would be imposed under this Part.

Where the document by which title is acquired by a grantee or statement of value fails to set forth that the property was acquired by the grantee from, or for the benefit of, his principal, there is a rebuttable presumption that the property is the property of the grantee in his individual capacity if the grantee claims an exemption from taxation under this subsection.

- L. A transfer made pursuant to the statutory merger or consolidation of a corporation or statutory division of a nonprofit corporation, except where the Department reasonably determines that the primary intent for such merger, consolidation or division is avoidance of the tax imposed by this Part.
- M. A transfer from a corporation or association of real estate held of record in the name of the corporation or association where the grantee owns stock of the corporation or an interest in the association in the same proportion as his interest in or ownership of the real estate being conveyed and where the stock of the corporation or the interest in the association has been held by the grantee for more than two years.
- N. A transfer from a nonprofit industrial development agency or authority to a grantee of property conveyed by the grantee to that agency or authority as security for a debt of the grantee or a transfer to a nonprofit industrial development agency or authority.
- O. A transfer from a nonprofit industrial development agency or authority to a grantee purchasing directly from it, but only if:
 - (1) The grantee shall directly use such real estate for the primary purpose of manufacturing, fabricating, compounding, processing, publishing, research and development, transportation, energy conversion, energy production, pollution control, warehousing or agriculture; and
 - (2) The agency or authority has the full ownership interest in the real estate transferred.
- P. A transfer by a mortgagor to the holder of a bona fide mortgage in default in lieu of a foreclosure or a transfer pursuant to a judicial sale in which the successful bidder is the bona fide holder of a mortgage, unless the holder assigns the bid to another person.
- Q. Any transfer between religious organizations or other bodies or persons holding title for a religious organization of such real estate is not being or has not been used by such transferor for commercial purposes.
- R. A transfer to a conservancy which possesses a tax exempt status pursuant to §601(c)(3) of the Internal Revenue Code of 1986, (68A Stat. 3, 26 U.S.C. §501(c)(3) and which has as its primary purpose preservation of land for historic, recreational, scenic, agricultural or open space opportunities.
- S. A transfer of real estate devoted to the business of agriculture to a family farm corporation by a member of the same family which directly owns at least 75% of each class of the stock thereof.

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- T. A transfer of real estate devoted to the business of agriculture to a family farm partnership by a member of the same family, which family directly owns at least 75% of the interests in the partnership.
 - U. A transfer between members of the same family of an ownership interest in a real estate company, family farm corporation or family farm partnership which owns real estate.
 - V. A transaction wherein the tax due is \$1 or less.
 - W. Leases for the production or extraction of coal, oil, natural gas or minerals and assignments thereof.
 - X. A transfer by the owner of previously occupied residential premises to a builder of new residential premises when such previously occupied residential premises is taken in trade by such builder as part of the consideration from the purchaser of a new previously unoccupied single family residential premises.
 - Y. A transfer between corporations operating housing projects pursuant to the housing and redevelopment assistance law and the shareholders thereof.
2. In order to exercise any exclusion provided in this Section, the true, full and complete value of the transfer shall be shown on the statement of value. A copy of the Pennsylvania Realty Transfer Tax Statement of Value may be submitted for this purpose. For leases of coal, oil, natural gas or minerals, the statement of value may be limited to an explanation of the reason such document is not subject to tax under this Part.

(Ord. 42, 3/2/1999, §VI)

§24-207. Documents Relating to Associations or Corporations and Members, Partners, Stockholders or Shareholders Thereof.

Except as otherwise provided in §24-206, documents which make, confirm or evidence any transfer or demise of title to real estate between associations or corporations and the members, partners, shareholders or stockholders thereof are fully taxable. For the purposes of this Section, corporations and associations are entities separate from their members, partners, stockholders and shareholders.

(Ord. 42, 3/2/1999, §VII)

§24-208. Acquired Company.

- 1. A real estate company is an acquired company upon a change in the ownership interest in the company, however effected, if the change does not affect the conti-

nity of the company; and of itself or together with prior changes has the effect of transferring, directly or indirectly, 90% or more of the total ownership interest in the company within a period of three years.

2. With respect to real estate acquired after February 17, 1986, a family farm corporation is an acquired company when, because of voluntary or involuntary dissolution, it ceases to be a family farm corporation or when, because of issuance or transfer of stock or because of acquisition or transfer of assets that are devoted to the business of agriculture, it fails to meet the minimum requirements of a family farm corporation under this Part.
3. A family farm partnership is an acquired company when, because of voluntary or involuntary dissolution, it ceases to be a family farm partnership or when, because of transfer of partnership interests or because of acquisition or transfer of assets that are devoted to the business of agriculture, it fails to meet the minimum requirements of a family farm partnership under this act.
4. Within 30 days after becoming an acquired company, the company shall present a declaration of acquisition with the recorder of each county in which it holds real estate for the affixation of documentary stamps and recording. Such declaration shall set forth the value of real estate holdings of the acquired company in such county. A copy of the Pennsylvania Realty Transfer Tax Declaration of Acquisition may be submitted for this purpose.

(Ord. 42, 3/2/1999, §VIII)

§24-209. Credits Against Tax.

1. Where there is a transfer of a residential property by a licensed real estate broker which property was transferred to him within the preceding year as consideration for the purchase of other residential property, a credit for the amount of the tax paid at the time of the transfer to him shall be given to him toward the amount of the tax due upon the transfer.
2. Where there is a transfer by a builder of residential property which was transferred to the builder within the preceding year as a consideration for the purchase of new, previously unoccupied residential property, a credit for the amount of the tax paid at the time of the transfer to the builder shall be given to the builder toward the amount of the tax due upon the transfer.
3. Where there is a transfer of real estate which is leased by the grantor, a credit for the amount of tax paid at the time of the lease shall be given the grantor toward the tax due upon the transfer.
4. Where there is a conveyance by deed of real estate which was previously sold under a land contract by the grantor, a credit for the amount of the tax paid at the time of the sale shall be given the grantor toward the tax due upon the deed.

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5. If the tax due upon the transfer is greater than the credit given under this Section, the difference shall be paid. If the credit allowed is greater than the amount of tax due, no refund or carryover credit shall be allowed.

(Ord. 42, 3/2/1999, §IX)

§24-210. Extension of Lease.

In determining the term of a lease, it shall be presumed that a right or option to renew or extend a lease will be exercised if the rental charge to the lessee is fixed or if a method for calculating the rental charge is established.

(Ord. 42, 3/2/1999, §X)

§24-211. Proceeds of Judicial Sale.

The tax herein imposed shall be fully paid, and have priority out of the proceeds or any judicial sale of real estate before any other obligation, claim, lien, judgment, estate or costs of the sale and of the writ upon which the sale is made except the State realty transfer tax, and the sheriff, or other officer, conducting said sale shall pay the tax herein imposed out of the first moneys paid to him in connection therewith. If the proceeds of the sale are insufficient to pay the entire tax herein imposed, the purchaser shall be liable for the remaining tax.

(Ord. 42, 3/2/1999, §XI)

§24-212. Duties of Recorder of Deeds.

1. As provided in 16 P.S. §11011-6, as amended by Act of July 7, 1983, (P.L. 40, No. 21), the Recorder of Deeds shall be the collection agent for the local realty transfer tax, including any amount payable to the Township based on a redetermination of the amount of tax due by the Commonwealth of Pennsylvania of the Pennsylvania realty transfer tax, without compensation from the Township.
2. In order to ascertain the amount of the taxes due when the property is located in more than one political subdivision, the recorder shall not accept for recording such a deed unless it is accompanied by a statement of value showing what taxes are due each municipality.
3. On or before the tenth of each month, the recorder shall pay over to the Township of Towanda all local realty transfer taxes collected, less 2% for use of the County, together with a report containing the information as is required by the Commonwealth of Pennsylvania in reporting collections of the Pennsylvania realty transfer tax. The 2% commission shall be paid to the County.

4. Upon a redetermination of the amount of realty transfer tax due by the Commonwealth of Pennsylvania, the recorder shall rerecord the deed or record the additional realty transfer tax form only when both the State and local amounts and a rerecording or recording fee has been tendered.

(Ord. 42, 3/2/1999, §XII)

§24-213. Statement of Value.

Every document lodged with or presented to the Recorder of Deeds for recording, shall set forth therein and as a part of such document the true, full and complete value thereof, or shall be accompanied by a statement of value executed by a responsible person connected with the transaction showing such connection and setting forth the true, full and complete value thereof or the reason, if any, why such document is not subject to tax under this Part. A copy of the Pennsylvania Realty Transfer Tax Statement of Value may be submitted for this purpose. The provisions of this Section shall not apply to any excludable real estate transfers which are exempt from taxation based on family relationship. Other documents presented for the affixation of stamps shall be accompanied by a certified copy of the document and statement of value executed by a responsible person connected with the transaction showing such connection and setting forth the true, full and complete value thereof or the reason, if any, why such document is not subject to tax under this Part.

(Ord. 42, 3/2/1999, §XIII)

§24-214. Civil Penalties.

1. If any part of any underpayment of taxes imposed by this Part is due to fraud, there shall be added to the tax an amount equal to 50% of the underpayment.
2. In the case of failure to record a declaration required under this Part on the date prescribed therefore, unless it is shown that such failure is due to reasonable cause, there shall be added to the tax 5% of the amount of such tax if the failure is for not more than one month, with an additional 5% for each additional month of fraction thereof during which such failure continues, not exceeding 50% in the aggregate.

(Ord. 42, 3/2/1999, §XIV)

§24-215. Lien.

The tax imposed by this Part shall become a lien upon the lands, tenements or hereditaments, or any interest therein, lying, being situated, wholly or in part within the boundaries of the Township, which lands, tenements, hereditaments or interest therein,

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are described in or conveyed by or transferred by the deed which is the subject of the tax imposed, assessed and levied by this Part, said lien to begin at the time when the tax under this Part is due and payable, and continue until discharged by payment, or in accordance with the law, and the Solicitor is authorized to file a municipal or tax claim in the Court of Common Pleas of Bradford County, in accordance with the provisions of the Municipal Claims and Liens Act of 1923, 53 P.S. §7101 et seq., its supplements and amendments.

(Ord. 42, 3/2/1999, §XIV)

§24-216. Enforcement.

All taxes imposed by this Part together with interest and penalties prescribed herein shall be recoverable as other debts of like character are recovered.

(Ord. 42, 3/2/1999, §XV)

§24-217. Regulations.

The Tax Collector of Towanda Township is charged with enforcement and collection of tax and is empowered to promulgate and enforce reasonable regulations for enforcement and collection of the tax. The regulations which have been promulgated by the Pennsylvania Department of Revenue under 72 P.S. Section 8101-C et seq. are incorporated into and made a part of this Part.

(Ord. 42, 3/2/1999, §XVI)

PART 3

[Reserved]

PART 4

LOCAL ECONOMIC REVITALIZATION TAX

§24-401. Definitions.

DETERIORATED PROPERTY — any industrial, commercial or other business property owned by an individual, partnership, association, corporation or other legal entity and located in the Township of Towanda, or any such property which has been the subject of an order by a government agency requiring the unit to be vacated, condemned or demolished by reason of noncompliance with laws ordinances or regulations.

IMPROVEMENT — repair, construction or reconstruction, including alternations and additions having the effect of rehabilitating a deteriorated property so that it becomes habitable or attains higher standards of safety, health, economic use or amenity, or is brought into compliance with laws, ordinances or regulations governing such standards. Ordinary upkeep and maintenance shall not be deemed an improvement.

DETERIORATED AREA — those areas within the Township of Towanda which shall be eligible for exemption from tax as set forth in this Part and as provided in the Local Economic Revitalization Tax Assistance Act. The location of the boundaries of said “deteriorated area” shall be the jurisdictional boundary lines of Township of Towanda and shall include all land located within the Township of Towanda.

(Ord. 41, 1/4/1999, §1)

§24-402. Exemption.

1. There is hereby exempted from all real property taxation the assessed valuation of:
 - A. Improvements to deteriorated properties in Township of Towanda.
 - B. New construction to deteriorated properties in Towanda Township.
2. The exemption authorized by subsection (A) shall be in the amounts and in accordance with the limitations as hereinafter provided.

(Ord. 41, 1/4/1999, §2)

§24-403. Exemption.

1. The exemption from real property tax shall be limited to:

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- A. That portion of the additional assessment attributable to the actual cost of improvements to deteriorated property.
 - B. The assessment valuation attributable to the actual cost of new construction to deteriorated property.
2. In all cases the exemption from taxes shall be limited to that portion of the additional assessment attributable to the actual cost of the improvement or new construction, as the case may be, and for which a separate assessment has been made by the County Assessor and for which an exemption has been separately requested. No tax exemption shall be granted if the property owner does not secure the necessary and proper permits prior to improving the property. No tax exemption shall be granted if the property as completed does not comply with the minimum standards of the housing and building codes of the Township of Towanda.
3. After the enactment of this Part in any circumstance where deteriorated property is damaged, destroyed or demolished by any cause or for any reason, and the assessed evaluation of the property affected has been reduced as a result of the said damage, destruction or demolition, the exemption from real property taxation authorized by this Part shall be limited to that portion of new assessment attributable to the actual cost of improvements or construction that is in excess of the original assessment that existed prior to damage, destruction or demolition of the property.

(Ord. 41, 1/4/1999, §3)

§24-404. Exemption Schedule.

1. The schedule or real estate taxes to be exempted shall be in accordance with the portion of improvements to be exempted each year, as follows, beginning with the effective date of reassessment of the property by the County Assessor.

Year Collected	% Deduction of Improvement	Deduction	Tax
1.	100%		
2.	100%		
3.	100%		
4.	100%		
5.	100%		

After the fifth year, the exemption shall terminate.

2. The exemption from taxes granted by this Part shall run with the land and shall not terminate upon the sale or exchange of the property.

3. If an eligible property is granted tax exemption pursuant to this Part, the improvement shall not, during the exemption period, be considered a factor in assessing other properties.

(Ord. 41, 1/4/1999, §4)

§24-405. Procedure for Obtaining Exemption.

1. Any person desiring tax exemption pursuant to this Part shall apply to the Township of Towanda at the time a building permit is secured to construction of the improvement or for any new construction. A application must be in writing upon forms specified by the Township of Towanda, setting forth the following information.
 - A. The date the building permit was applied for or issued.
 - B. The location of the property to be improved.
 - C. The nature of the property to be improved.
 - D. The type of improvements to be made.
 - E. The summary of the plan of improvement.
 - F. The cost of the improvements.
 - G. Whether the property has been condemned by any governmental body for noncompliance with laws or ordinances.
 - H. Whether the property has been inspected and verified by the Building Official and the Township Supervisors of Towanda Township or duly authorized agent of either.
 - I. Such additional information as the Township Supervisors of Towanda may require.

There shall be appended to all application forms for building permits the following Notice:

“Notice to Taxpayer” by LERTA Ordinance of 1998, you may be entitled to exemption from tax on your contemplated improvement if it will be to commercial, industrial or other business property. An application for exemption may be secured from the Township Secretary and must be filed at the time the building permit is secured.

2. A copy of the exemption request signed by the Township and school district shall be forwarded to the County Assessor for their signature by the Building Official.

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The Assessor shall upon completion of the improvements and notification from the Building Official that the improvements comply with all applicable building and housing codes, assess separately the improvement and calculate the amount of the assessment eligible for tax exemption in accordance with the limits established by this Part and shall notify the taxpayer and the local taxing authorities of the re-assessment and amounts of the assessment eligible for exemption. In the case of new construction, the County Assessor shall assess separately the unit and the land upon which the new construction stands and shall otherwise perform his duties as above provided for assessment of construction or improvements to properties in accordance with law.

3. The cost of improvements to deteriorated properties to be exempted and the schedule of taxes exempted, existing at the time of the initial request for tax exemptions, shall be applicable to that exemption request, and subsequent amendments to this Part, if any, shall not apply to requests made prior to their adoption.

(Ord. 41, 1/4/1999, §5)

§24-406. Effective Date.

This Part shall become effective upon adoption by the Township, the Bradford County Commissioners and Towanda Area School District of resolutions or ordinances exempting real property from taxation in the same manner as herein provided.

(Ord. 41, 1/4/1999, §6)

§24-407. Amendments.

No amendment to this Part shall be effective unless consented to by ordinance of each local taxing authority which has consented to be bound by the terms of this Part.

(Ord. 41, 1/4/1999, §7)

§24-408. Termination Date.

This Part shall automatically expire and terminate 10 years following the effective date hereof; provided, however, any taxpayer who has received or applied for the exemption granted by this Part prior to the expiration date herein provided, shall, if said exemption is granted, be entitled to the full exemption authorized herein.

(Ord. 41, 1/4/1999, §8)

PART 5

[Reserved]

TAXATION, SPECIAL

EXHIBIT A

Parcel No. 50-086-007-009

Airport properties

Parcel No. 50-086.08-003

Towanda Realty Associates

Parcel No. 50-086-007

Van De Weert property

PART 6

TAX COLLECTOR'S STATEMENT AND PAYMENT OF MONIES

§24-601. Verified Statement.

The tax collector shall on or before the tenth day of each month provide a verified statement to the Township Secretary of the names and amounts collected from the taxables for the preceding month, including any discounts granted or penalties applied.

(Ord. 46, 4/9/2001)

§24-602. Payment of Monies Collected.

The tax collector shall on or before the tenth day of each month pay over to the Township all monies collected as taxes during the previous month.

(Ord. 46, 4/9/2001)

§24-603. Violation.

In the event the tax collector fails to provide the verified statement and make the payment over of tax monies collected as set forth here and above on or before the tenth day of each month, then there shall be imposed a late fee of \$5 per day for each of the first five days that the tax collector is late and thereafter \$10 per day for each day thereafter the said report and monies are overdue. The maximum amount of any late fee imposed herein shall not exceed \$250 per month.

(Ord. 46, 4/9/2001)