



MUNICIPAL MONEY MATTERS

PHILADELPHIA CITY CONTROLLER CHRISTY BRADY

February 2025

Homestead Exemption Participants

The City Controller’s Office issued an investigative report in December 2024 that found homeowners improperly receiving the City of Philadelphia’s Homestead Exemption for their Real Estate Taxes could be costing the city and School District of Philadelphia more than \$11 million annually.

Forty percent of the more than 550,000 properties in the city are listed in the Office of Property Assessment’s database as receiving the Homestead Exemption. The program reduces the taxable amount of the property by \$100,000, resulting in an annual savings of \$1,400 per residence. While the total percentage of homes with the exemption includes the more than 23,000 that the City Controller identified as appearing to be ineligible to receive the exemption, there could also be homeowners who do not take advantage of the tax deduction.

According to Pew’s latest “State of the City”, 53% of Philadelphia’s homes were owner-occupied in 2022. Neighborhoods across the Northeast section of the city had the highest percentage of properties receiving the Homestead Exemption, including those in the 19154 (72%), 19115 (65%), 19114 (65%), and 19152 (61%) zip codes. The Cedarbrook neighborhood in the Northwest section of the city (19150) was also in the top five for the highest percentages of properties with the exemption.

Several sections of North Philadelphia have some of the lowest percentages of properties with Homestead Exemptions. This includes the 19122, 19121 and 19133 zip codes that have 20% or less of the total properties with the exemption. These three zip codes have an average median household income of about \$40,000.

In addition, zip codes that fall in Center City have a low percentage of properties with the exemption, which can be attributed to the high population of renters. The Homestead Exemption is only available to those who own and live in their homes. The final deadline to apply for the Homestead Exemption is December 1, of each year. Property owners with a 10-year residential tax abatement are not eligible.

Percentage of Exemption Participants by Zip Code

ZIP CODE	# OF PROPERTIES	# W/ HOMESTEAD	%
19154	11,541	8,364	72%
19115	10,553	6,866	65%
19114	10,403	6,734	65%
19150	9,223	5,969	65%
19152	10,410	6,400	61%
19119	9,906	6,031	61%
19116	10,407	6,227	60%
19126	5,066	2,972	59%
19118	2,984	1,686	57%
19111	19,183	10,723	56%
19128	13,912	7,550	54%
19151	11,366	5,979	53%
19138	12,754	6,496	51%
19136	11,255	5,645	50%
19141	10,115	4,689	46%
19149	18,499	8,302	45%
19145	18,675	8,332	45%
19120	21,606	9,400	44%
19131	14,917	6,343	43%
19135	12,135	5,134	42%
19143	25,487	10,419	41%
19148	21,400	8,408	39%
19144	13,506	5,074	38%
19124	23,184	8,540	37%
19147	16,844	5,797	34%
19130	11,026	3,794	34%
19142	11,424	3,700	32%
19140	22,817	7,319	32%
19139	16,471	5,253	32%
19106	6,861	2,175	32%
19125	13,318	3,834	29%
19134	25,748	7,389	29%
19132	20,691	5,578	27%
19103	7,864	2,073	26%
19146	20,918	5,240	25%
19122	9,005	1,774	20%
19121	16,340	3,047	19%
19123	6,907	1,262	18%
19133	14,481	2,638	18%
19104	11,878	2,088	18%

Each month Controller Brady looks forward to bringing transparency and accountability of our city, right to you.