



A Higher Tax Rate for Business Properties Will Hurt Pennsylvanians Who Rent Their Homes

- **SB 41 AND HB 871** would allow the uniformity clause of the Pennsylvania Constitution to be permanently altered to accommodate lop-sided tax rates for properties used for business purposes in cities of the first class.
- The proposals ignore a crucial difference between properties that are used for business enterprises and properties that are leased for use as personal residences.
- Dismantling the uniformity clause for the sake of one city would set a dangerous precedent and lead to a slippery slope of changes that could eventually endanger every Pennsylvania community - and especially hurt Pennsylvanians who rent their homes.
- Owners of apartment communities would be forced to either raise rents or cut services and postpone capital improvements. Either way those who rent their homes, many of whom are financially underprivileged compared to homeowners, would be harmed.
- Uniformity in taxation is intended to prevent discriminatory taxation. Raising the costs of taxes for residential rental properties would create uneven taxes and impose an extra heavy tax burden on taxpayers who rent their homes.
- Neither apartment communities nor small business owners would realize a corresponding reduction in their overall tax bill even if a reduction in the aggregate revenue from other business taxes is required.
- Nearly 45 percent of Philadelphians- the city of the first class affected by these proposals- rent their homes, and the city's affordable rental housing stock cannot keep pace with the rise in its renter population. **An increase in property taxes will deter investment in much needed affordable rental housing.**
- Along with jobs, workers also need a place to live. We still need rental housing.
- **Please oppose SB 41 and HB 871**