

Pittsburgh Downtown Partnership BID Assessment and Calculation

Each year, through the Business Improvement District (BID), property owners within the Golden Triangle are assessed for the services provided by the Pittsburgh Downtown Partnership that directly benefit Downtown such as the Clean and Safe Program, marketing, advocacy and transportation initiatives.

The calculation of the assessment for individual property owners is based on numerous factors and is complex for several reasons. First, the assessment is only applicable to commercial property. Second, all tax-exempt properties are exempt from the assessment. Finally, the assessment is based on the amount of revenue the PDP is allowed (based on legislation) to collect. In addition, property that is used for both commercial and residential is assessed only at the level to which the property is used for commercial purposes. These properties are deemed 'mixed use' properties.

Since the inception in 1997 the BID has used only the land value of BID properties to calculate the assessment. At the time of the BID's creation, both the City of Pittsburgh and Allegheny County used land value to calculate assessments. Now both municipalities use total assessed value (both land value and building value). In November 2015, Pittsburgh City Council approved the change in the BID assessment formula from using land value to total assessed value (land and building) to calculate the assessment rate.

Calculation example:

2016 Base total value of all properties on the tax rolls (provided by the County)	\$3,016,335,224
2016 Reduced total value of properties (factoring in mixed use properties)	\$2,882,837,123
2016 Amount of Revenue allowed in 2016	\$ 1,693,167
2016 Millage rate (Revenue divided by reduced total value)	.05873

Property A (100% commercial)

2016 Total Value \$1,000,000 x 2016 Millage rate (from above) = \$587.30 BID assessment

Property B (35% commercial & 65% residential)

2016 Total Value \$1,000,000 x 35% = \$350,000 commercial land value x 2016 Millage Rate
= \$205.56 BID assessment

Prior Years Revenue and Millage Rates

	<u>Revenue</u>	<u>Millage Rate</u>
2015	\$1,635,910	4.023
2014	\$1,580,590	3.737
2013	\$1,534,553	3.754
2012	\$1,497,125	5.078
2011	\$1,475,000	4.997
2010	\$1,400,000	4.626
2009	\$1,340,000	4.374
2008	\$1,290,000	4.120