

**Pittsburgh Downtown Partnership  
BID Assessment and Calculation**

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

The assessment each property owner pays is based on several factors, leading to fluctuations in the millage from year to year. The assessment is only applicable to commercial properties; those used for both commercial and residential purposes are assessed only at the level to which the property is used for commercial purposes, deemed 'mixed use' properties. The annual assessment is based on the amount of revenue the PDP is legislatively authorized to collect. The annual millage rate is calculated by dividing the total assessed value of commercial properties in the BID district by the authorized total assessment.

**Calculation example:**

2024 Base total value of all properties on the tax rolls (provided by the County)	\$3,021,466,878
2024 Reduced total value of properties (factoring in mixed use properties)	\$2,738,056,324
2024 Amount of Revenue legislatively approved	\$ 2,647,104
2024 Millage rate (Revenue divided by reduced total value)	.9668

**Property A (100% commercial)**

2024 Total Value \$1,000,000 x 2024 Millage rate (from above) = \$967.78 BID assessment

**Property B (35% commercial & 65% residential)**

2024 Total Value \$1,000,000 x 35% = \$350,000 commercial value x 2024 Millage Rate  
= \$338.37 BID assessment

**Prior Years Revenue and Millage Rates**

	<u>Revenue</u>	<u>Millage Rate</u>
2023	\$2,543,850	0.8300
2022	\$2,446,010	0.7900
2021	\$2,398,049	0.7535
2020	\$2,398,049	0.7472
2019	\$2,227,424	0.6973

In some cases, a property owner may successfully appeal to the County for a reduction in the value of a property. If this happens after the BID millage is calculated, the PDP must then issue a refund to the appellant. To recover this revenue loss, The PDP issues a supplemental BID assessment. The supplemental millage rate is calculated by dividing the refund issued by the adjusted commercial property value for the current year. The supplemental assessment included on the BID invoice issued in February 2024 yielded an effective millage rate of .036.