



LERTA in the General McLane School District

The General McLane School District has partnered with its five municipalities to craft a tax abatement program for residential and commercial development. The five municipalities of the school district are: Edinboro and McKean boroughs; Washington, McKean and Franklin Townships.

Residential Tax Abatement Program:

- Persons building in any of the district's five municipalities may be eligible for tax exoneration where *no taxes will be required for three years* at the local, school district or county level.
- The home must be homestead/farmstead eligible which means it must be owner occupied and therefore must be a single family dwelling or condominium.
- The home must be built in an area designated by the municipality as LERTA eligible. For most of the municipalities, this would be in R1, R2 and R3 zones. The LERTA applies anywhere in Franklin township. Interested home-builders are urged to check with the municipality regarding any potential lots.
- LERTA maps and/or zoning maps are available at most of the municipal websites which are linked from www.mclaneadvantage.org
- There is a short sunset on this LERTA, meaning that the building permit application and LERTA application must be submitted by December 31, 2014.

Commercial Tax Abatement Program:

- Available in McKean Township, McKean Borough and Washington Township.
- Five year, graduated tax exemption starting with 100% in the first year with following years 80%-60%-40%-20%.
- Available in areas zoned commercial and business.
- LERTA maps and/or zoning maps are available at most of the municipal websites which are linked from www.mclaneadvantage.org
- The sunset for this LERTA is December 31, 2016.