



Legislation Details (With Text)

File #: 2025-2465 **Version:** 1

Type: Ordinance **Status:** Passed Finally

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Enactment date: 12/21/2025 **Enactment #:** 42

Effective date: 1/1/2026

Title: Ordinance amending the Pittsburgh Code at Title Two: Fiscal, Article IX: Property Taxes, Chapter 263: Real Property Tax and Exemptions, Section 263.02: Payment Options, Discount and Delinquency Penalty, so as to set the payment, discount, and delinquent dates for the 2026 fiscal year.
(Public Hearing held 12/20/2025)

Sponsors:

Indexes: BUDGET, PGH. CODE ORDINANCES TITLE 02 - FISCAL

Code sections:

Attachments: 1. 2025-2465 Cover Letter -05_RE Tax Due Dates_Cover Letter 2026, 2. Summary 2025-2465

Date	Ver.	Action By	Action	Result
12/23/2025	1	Mayor	Signed by the Mayor	
12/21/2025	1	Standing Committees	Affirmatively Recommended	Pass
12/21/2025	1	City Council	Passed Finally	Pass
12/20/2025	1	Committee on Hearings and Policy	Public Hearing Held	
11/19/2025	1	Standing Committees	Held for Cablecast Public Hearing	Pass
11/10/2025	1	City Council	Read and referred	

Ordinance amending the Pittsburgh Code at Title Two: Fiscal, Article IX: Property Taxes, Chapter 263: Real Property Tax and Exemptions, Section 263.02: Payment Options, Discount and Delinquency Penalty, so as to set the payment, discount, and delinquent dates for the 2026 fiscal year.

(Public Hearing held 12/20/2025)

The Council of the City of Pittsburgh hereby enacts as follows:

Section 1. The Pittsburgh Code is hereby amended at Title Two: Fiscal, Article IX: Property Taxes, Chapter 263: Real Property Tax and Exemptions, Section 263.02: Payment Options, Discount and Delinquency Penalty, as follows:

§ 263.02 - PAYMENT OPTIONS, DISCOUNT AND DELINQUENCY PENALTY.

(a) *Discount in advance.* Taxes levied under this Chapter shall be payable in advance during the months of January and February of the current year. A discount of two (2) percent shall be allowed on all taxes due hereunder and paid during the month of January and up to February 10; beginning February 11 through February 27, taxes shall be payable at face value.

(b) *Optional tri-annual payments.* Any taxpayer will have the option to elect to pay real property taxes tri-annually as follows:

(1) *Payment dates.* The first tri-annual payment, during the months of January and February, up to February 27; the second tri-annual payment, during the month of April; and the third tri-annual payment, during the month of July. Tri-annual payments made at any of the respective times hereby provided shall be payable at face, except for the first tri-annual payment which, if made during the month of January and up to February 10, shall be paid at a discount of two (2) percent.

(2) *Discounts in advance.* The first tri-annual payment must be made on or before February 27 or the taxpayer will have failed to exercise the option to pay tri-annually, and the entire tax for the year shall become delinquent. The second tri-annual payment shall become delinquent if not paid on or before April 30; and the third tri-annual payment shall become delinquent if not paid on or before July 31.

(c) *Interest for late payments.* Taxes imposed under this Chapter which are not paid by February 27 or, in the case of tri-annual payments, by the due dates set forth above shall become delinquent. Where the taxpayer makes no payment by February 27, the entire year's tax shall become delinquent as of February 28, regardless of the option elected by the taxpayer.

(d) *Due dates.* Due dates for tax year 2026 shall be as follows:

1. *Discount Date:* February 10, 2026
2. *Gross Due date and first installment:* February 27, 2026
3. *Second Installment:* April 30, 2026
4. *Third Installment:* July 31, 2026

Section 2. This Ordinance shall become effective January 1, 2026.