

MULTI-FAMILY HOUSING PROPERTY TAX INCENTIVE



MORE HOUSING FOR MORE FAMILIES

Very little multifamily housing is built in Anchorage. To encourage more housing development, the Municipality enacted the Multifamily Property Tax Incentive in 2025, offering up to 28 years of property tax relief for qualifying developments resulting in eight or more units of rental housing being produced.

HOW DOES THE INCENTIVE WORK?

The Multifamily Property Tax Incentive offers a baseline incentive of **20 years of property tax relief** (full cancellation of Municipal and School District property taxes) on qualifying residential buildings **anywhere in the Municipality of Anchorage**.

Developments may qualify for additional tax relief **up to a maximum of 28 years** if they include good-for-the-community bonus qualities. See table at right to see what features extend the tax incentive.

Land and any non-qualifying buildings would remain taxable.

The full criteria can be found within AMC 12.60.

TO APPLY:

Developers of multifamily property are encouraged to apply. [Applications](#) must be made to the Municipal Assessor. For more information, contact Property Appraisal at (907) 343-6770 or PArecordsrequest@anchorageak.gov.

ELIGIBILITY CRITERIA BASICS

1. Must construct **eight or more units** of multifamily housing per qualifying parcel.
2. Must be **rental housing**, not owner-occupied.
3. **No short-term rentals.** Rental terms cannot be less than 30 days.

Additional years of tax abatement	BONUS FEATURE BASICS
5 years	Located in Tax Abatement Area (indicated on map below).
5 years	Meets affordability measures
5 years	Built using prevailing wages and registered apprentices
3 years	Allows mixed use.
3 years	Parcel previously used for parking .

