

Hospital Property Tax Exemptions

An analysis of nonprofit
hospitals in 20 states



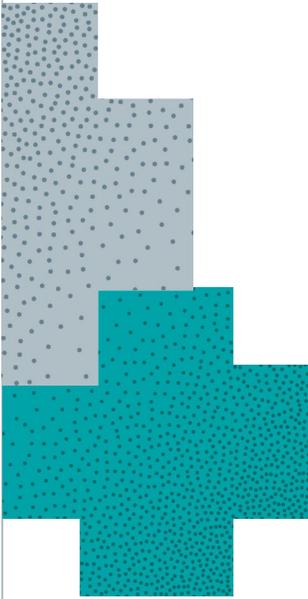
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SUMMARY

The average nonprofit hospital avoids \$3.2 million in property taxes each year

Private nonprofit hospitals make up the majority of U.S. hospitals and are exempt from most taxes, including real estate taxes. Given the role of property tax revenue in funding infrastructure and public health, understanding the value of hospital tax exemptions is crucial to assess the extent to which hospitals are giving back to communities.

As part of our Fair Share Spending report, we gathered data from local assessment portals from 2022 to calculate the real property values and tax exemptions for more than 1,800 hospitals across 20 states (of these, 1,485 hospitals had available property data).



KEY TAKEAWAYS

- Overall, nonprofit hospitals in 18 states owned a total of **\$170 billion** in assessed real property value (\$124 million on average) and avoided a total of **\$4.3 billion** in real estate taxes (\$3.2 million on average).
- The 20 hospitals with the largest property tax exemptions collectively avoided nearly **\$1 billion** in property taxes, making up about one quarter of the total exemption.
- In eight states (California, Florida, Illinois, Massachusetts, New York, Ohio, Pennsylvania, and Texas) the total hospital property tax exemption exceeded **\$250 million**.
- In three states (Illinois, Michigan, and Wisconsin) local property data was **largely unavailable**, revealing important transparency issues.

Top 20 hospitals account for nearly one quarter of total property tax exemption

Of the top 20 hospitals by property tax exemption, nearly half are in either Boston or New York City, with the remainder split among major metropolitan areas like Orlando, Cleveland, and San Francisco. The total property tax exemption value for these hospitals is \$965 million, 22% of the total for all hospitals included in the analysis.

Hospital	City	Property tax exemption	Number of parcels	Assessed property value
New York-Presbyterian Hospital*	New York	\$173 M	69	\$1.6 B
The Mount Sinai Hospital*	New York	\$78 M	64	\$724 M
Massachusetts General Hospital	Boston	\$75 M	59	\$3.0 B
Tisch Hospital*	New York	\$65 M	197	\$602 M
Cleveland Clinic Main Campus	Cleveland	\$61 M	58	\$747 M
Stanford Hospital	Stanford	\$52 M	64	\$4.4 B
Boston Children's Hospital	Boston	\$49 M	13	\$1.9 B
AdventHealth Orlando*	Orlando	\$44 M	182	\$2.0 B
Advocate Christ Medical Center	Oak Lawn	\$41 M	50	\$404 M
Brigham and Women's Hospital	Boston	\$36 M	19	\$1.5 B
CPMC Van Ness Campus	San Francisco	\$34 M	4	\$2.9 B
Mount Sinai Morningside-West*	New York	\$33 M	6	\$304 M
Montefiore Hospital Moses Campus*	Bronx	\$29 M	72	\$271 M
Cedars-Sinai Medical Center	Los Angeles	\$29 M	43	\$2.5 B
Long Island Jewish Medical Center*	New Hyde Park	\$29 M	33	\$266 M
RUSH University Medical Center	Chicago	\$28 M	185	\$406 M
Beth Israel Deaconess Medical Center	Boston	\$28 M	15	\$1.1 B
The Johns Hopkins Hospital	Baltimore	\$28 M	10	\$1.2 B
Mount Carmel East*	Columbus	\$27 M	57	\$329 M
Houston Methodist Hospital	Houston	\$27 M	55	\$1.1 B

*includes more than one hospital campus within same CMS ID

Massachusetts, New York hospitals had highest property tax exemptions

The average hospital property tax exemption varied among states, ranging from to \$605,000 in Georgia to \$6.8 million in Massachusetts. This variation may be due to differences in property values, property tax rates, availability of property data, hospital expansion/market trends, and municipal ownership of hospital properties.

State	Number of hospitals	Total, property tax exemption	Average, property tax exemption	Total, assessed value	Average, assessed value
California	200	\$731 M	\$3.8 M	\$63 B	\$330 M
New York	128	\$717 M	\$5.6 M	\$11 B	\$84 M
Ohio	136	\$422 M	\$3.3 M	\$6 B	\$43 M
Massachusetts	50	\$340 M	\$6.8 M	\$14 B	\$279 M
Texas	131	\$335 M	\$3.3 M	\$15 B	\$147 M
Illinois*	56 (84 not available)	\$330 M	\$5.9 M	\$4 B	\$67 M
Pennsylvania	125	\$328 M	\$2.8 M	\$10 B	\$84 M
Florida	88	\$259 M	\$3.3 M	\$13 B	\$169 M
Maryland	47	\$144 M	\$3.2 M	\$8 B	\$172 M
Iowa	56	\$113 M	\$2.1 M	\$3 B	\$54 M
Indiana	67	\$107 M	\$1.6 M	\$4 B	\$53 M
Colorado	41	\$102 M	\$2.7 M	\$1 B	\$31 M
Minnesota	105	\$97 M	\$1.0 M	\$5 B	\$56 M
North Carolina	54	\$82 M	\$1.7 M	\$7 B	\$147 M
Oregon	42	\$71 M	\$1.8 M	\$3 B	\$86 M
Louisiana	29	\$63 M	\$3.2 M	\$503 M	\$25 M
Tennessee	46	\$50 M	\$1.3 M	\$1 B	\$35 M
Georgia	84	\$42 M	\$605 K	\$1 B	\$19 M
TOTAL	1,485	\$4.3 B	\$3.2 M	\$170 B	\$124 M

*Property information was not provided in assessment portals. Property tax estimates were calculated for Illinois using [Forms PTAX-300-H\(A\)](#), where hospitals are required to list the value of their tax exemption outright. We then applied the local tax rate to these values to estimate the assessed value. For Wisconsin, we used [Forms PC-220\(A\)](#), which ask hospitals to indicate a fair market value (FMV) range for all tax-exempt parcels. To approximate property tax exemption, we applied the local tax rate to the midpoint of the FMV range. No alternative sources of property data were identified for Michigan hospitals.

Transparency in property data varied by state

The quality and availability of property data varied widely, with some states providing more consistent and comprehensive information whereas others featured limitations such as restricted search functions and paywalled data.

State	Data availability	% of hospitals without available data	Data transparency issues
California	High	0%	
Colorado	Medium	9%	Limited search functions, including inability to search by owner name, password protected data, as well as an overall inability to identify hospital parcels within online assessment data.
Florida	High	0%	
Georgia	High	0%	
Illinois	Low	60%	Land owned by tax-exempt entities are not required to undergo routine assessment. While hospitals are required to estimate and report their property tax exemption to the municipality, barriers including, but not limited to, a hospital's failure to submit the form, establishing contact with the assessment office, and ability for the office to copy and share this information hindered access to this data.
Indiana	Medium	11%	Limited search functions, including inability to search by owner name, paywalled data, as well as an overall inability to identify hospital parcels within online assessment data.
Iowa	High	0%	
Louisiana	Low	40%	Non-disclosure state (i.e., property's sale price is not public record and therefore is not required to be posted on assessment portals).
Maryland	Medium	0%	Maryland Department of Assessments and Taxation's statewide Real Property Data Search Tool prohibits users from searching by owner name.
Massachusetts	High	0%	
Michigan	Low	100%	Land owned by tax-exempt entities are not required to undergo routine assessment. No alternative source of property data was identified.
Minnesota	High	0%	
New York	Medium	3%	Limited search functions, including inability to search by owner name and an overall inability to identify hospital parcels within online assessment data.
North Carolina	Medium	7%	Limited search functions, primarily in the form of an overall inability to identify hospital parcels within online assessment data.
Ohio	High	0%	
Oregon	Medium	0%	When assessed values were not available, the county's Changed Property Ratio (CPR) was applied to the fair market value (FMV) to approximate assessed value. Consultation with local assessment offices revealed that FMVs of tax-exempt parcels are likely out-of-date. Data quality was also hindered by inability to search by owner name.
Pennsylvania	Medium	11%	Limited search functions, including inability to search by owner name, paywalled data, as well as an overall inability to identify hospital parcels within online assessment data.
Tennessee	High	0%	
Texas	Medium	11%	Non-disclosure state (i.e., property's sale price is not public record and therefore is not required to be posted on assessment portals).
Wisconsin	Low	59%	Land owned by tax-exempt entities are not required to undergo routine assessment. While hospitals are required to approximate the FMV range of all tax-exempt parcels and report this information to the municipality, barriers including, but not limited to, a hospital's failure to submit the form, establishing contact with the assessment office, and ability for the office to copy and share this information hindered access to this data.

METHODOLOGY

Hospitals were identified by their Centers for Medicare & Medicaid Services (CMS) certification number and operating expenses were taken from the corresponding Healthcare Provider Cost Reporting Information System (HCRIS) reports. County/city-level data were used to identify and value hospital-owned parcels, using 2022 calendar year data when available. Parcel number, owner name, address, tax rate, and assessed value were recorded. Hospital addresses from 2023 CMS Care Compare were used to identify the main campus parcel; other parcels that shared the same owner and were coded as tax-exempt in the county were then added.

Study limitations include variable quality and amount of property data available online and potential confounding between states with high tax exemption and good data accessibility. The property values presented here reflect only real estate property values, not the additional tax on hospital-owned equipment, which varies by state.



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