EXEMPTION SUMMARY

Persons 65 years of Age or Older (Aged) RPTL Section 467.
If allowed by local option, property that (1) is owned by persons 65 of age or older, or by certain other persons described under Ownership Requirements, whose income does not exceed the maximum established by local option, (2) is used exclusively for residential purposes, and (3) has been owned by at least one of its owners for a minimum of 12 consecutive months prior to application for exemption or for a period of time considered to be the equivalent of 12 consecutive months as indicated in the Ownership Requirements. Unless allowed by local option no exemption may be granted by a school district to property where a resident child attends a public elementary or secondary school. No exemption is allowed from special ad valorem levies or special assessments. In addition, an owner of property that satisfies all of the exemption requirements except the income ceiling may be eligible for a reduced exemption from general municipal and school district taxes.

Alternative Veterans Exemption RPTL Section 458-a
In 1984, the Legislature amended the Real Property Tax Law (RPTL) and enacted a new alternative veteran’s exemption, 458-a (L.1984, c525). Unlike the longstanding veterans exemption provided by RPTL 458 (aka “eligible funds” exemption), the alternative veterans exemption is not contingent upon the purchase of real property with specified government monies. Instead, the alternative veteran’s exemption is based on a percentage of assessment value, subject to maximum levels of exemptions. The alternative veteran’s exemption is limited to the primary residence of a veteran and is available to property owned by honorably discharged veterans (or certain members of their family) who served during specified periods of war or under certain other conditions.

The alternative veteran’s exemption is applicable to County, City/ Town, Village and School taxes. Beginning in 2014, school districts have the option to offer the alternative veterans’ exemption. In general, a qualified wartime veteran’s property receives an exemption of 15% of its assessed value not to exceed the maximum levels adopted. An additional 10% exemption is available where the veteran can document service in a combat zone or theatre.

An additional exemption is for veterans who received a service-connected disability compensation rating from the Veterans Administration or the Department of Defense. The percentage for this exemption is equal to one half of the veteran’s disability rating.

Persons with Disabilities and Limited Incomes RPTL Section 459-c
If allowed by local option, property that is (1) owned by one or more persons with disabilities; by a husband, wife or both; or by siblings; at least one of whom has a disability and whose income, as defined under the Ownership Requirements, is limited by a reason of such disability, and (2) is used exclusively for residential purposes is partially exempt from general municipal taxes, and, if no child resides on the property who attends public elementary or secondary school, from school district taxes (if allowed by the district). This exemption may not be granted to property currently receiving an exemption pursuant to RPTL 467 for the same municipal taxes.
School Tax Relief (STAR) RPTL Section 425
New York State's School Tax Relief (STAR) Program provides property tax exemptions (also known as homestead exemptions) for New York homeowners.

The School Tax Relief (STAR) Program was proposed by Governor Pataki and passed by the Legislature in 1997. STAR provides a partial exemption from school property taxes for owner-occupied, primary residences such as one, two and three family homes, condominiums, cooperative apartments, and manufactured homes.

Basic STAR is available for owner-occupied, primary residence where the owners' total income is less than $500,000. Basic STAR works by exempting up to the first $30,000 of the full value of a home from school taxes.

Enhanced STAR is available to senior homeowners (aged 65 and older) whose incomes do not exceed $81,900 (2014 limit). Enhanced STAR exempts up to the first $63,300 of the full value of the home from school taxes.

Beginning with the 2011-2012 school tax bills, the savings resulting from the Basic or Enhanced STAR exemptions are limited to a 2% increase over the prior year. The maximum STAR savings for each school district is calculated by the NYS Office of Real Property Tax Services.

The amount of your STAR savings will continue to be displayed on your school property tax bill. (However, because the limit is on the STAR savings (rather than the exemption amount), your savings and exemption may not be directly reflective of each other.

Agricultural Ag-Mkts L. Section 305
This statute provides various benefits to farm property located in an agricultural district formed by a County or New York State. The portion of the value of the land utilized for agricultural production within an agricultural district, which represents an excess above the agricultural value ceiling as determined in accordance with Section 305 of the Agricultural, and Markets Law shall not be subject to real property taxation.

Farm Buildings RPTL 483
Certain structures and buildings that (1) are essential to the operation of lands actively used for agricultural or horticultural purposes and (2) are constructed or reconstructed after January 1, 1969 and prior to January 1, 2009 are exempt from taxation to the extent of any increase in assessed value attributable to such construction or reconstruction. The exemption is allowed only while the structure or building is actually used as described under the Property Use Requirements section of the law, but in no event for more than 10 years. No exemption from special ad valorem levies or special assessments is allowed.

This exemption does not apply to farm silos, bulk milk tanks and coolers, farm feed grain storage bins and commodity sheds, or manure storage and handling facilities, which may be eligible for exemption under RPTL 483-a, nor does it apply to temporary greenhouses which may be eligible for exemption under RPTL 483-c.

If a structure exempt under RPTL 483 is converted to a non-qualifying use during the period of exemption, rollback taxes must be imposed for the entire period that the property was exempt. Rollback taxes payable are to be determined by the appropriate tax levying bodies using the appropriate prior year’s tax rates and exempt assessed value.

Historic Barns RPTL Section 483-b
If allowed by local option, historic barns, which are reconstructed or rehabilitated, are exempt from taxation to the extent of any increase in value attributable to the reconstruction or rehabilitation, but are liable for special ad valorem levies and special assessments.
Forest Land RPTL Section 480-a
Privately owned real property certified as an eligible tract of forest land by the NYS Department of Environmental Conservation (DEC) on or after September 1, 1974 is partially exempt from taxation but is liable for special ad valorem levies and special assessments. The exemption is limited to the lesser or either (1) 80% of the assessed value of the eligible acreage or (2) the amount by which the assessed of the eligible acreage exceeds $40 multiplied by the state equalization rate (or special equalization rate) times the number of eligible acres.

To qualify for the exemption, the owner must annually commit the property to continued forest crop production for the next succeeding 10 years under a management plan approved by the DEC. If the owner fails to meet this requirement, eligibility for the exemption must be terminated. Under certain circumstances, the property also becomes subject to penalty taxes.

At least 30 days prior to any cutting of the forest crop, the owner must give notice of the planned cutting to the DEC, which in turn notifies the County Treasurer of the County in which the property is located. The cut timber is subject to a yield tax of 6% of its stumpage value, as certified by the DEC.

Non-Profit Organizations
RPTL Sections 420-a and 420-b of the New York State Real Property Tax Law authorize exemption from real property taxes of real property owned by certain nonprofit organizations.

The requirements of section 420-a, the mandatory class of exempt purposes, may be summarized as follows:
The real property must be owned by a nonprofit corporation or association organized or conducted exclusively for one or more of the purposes listed in section 420-a, i.e., religious, charitable, educational, hospital, or moral or mental improvements of men, women or children.
The real property must be used exclusively for carrying out thereupon one or more of the purposes listed in section 420-a. Any portion of the property that is not so used is subject to taxation.
No officer, member or employee of the organization may be entitled to receive any pecuniary profit from its operations, except reasonable compensation for services performed in furtherance of the corporate purposes.

The requirements of section 420-b, the permissive class of exempt purposes, may be summarized as follows:
The real property must be owned by a nonprofit corporation or association organized exclusively for one or more of the purposes listed in section 420-b, i.e., bible, tract, benevolent, missionary, infirmary, public playground, scientific, literary, bar association, medical society, library, patriotic or historical purposes, for the development of good sportsmanship for persons under the age of 18 years through the conduct of supervised athletic games or for the enforcement of laws relating to children or animals.
The real property must be used exclusively for carrying out thereupon one or more of the purposes listed in section 420-b. Any portion of the property that is not so used is subject to taxation.
No officer, member or employee of the organization may be entitled to receive any pecuniary profit from its operations, except reasonable compensation for services performed in furtherance of the corporate purposes.
No exemption may be granted if the organization is a guise or pretense for directly or indirectly making any other pecuniary profit for the organization or for any of its members or employees.
The owner of the property, as prescribed by the State Board of Real property Services, must file application forms for exemption, with the Assessor of the appropriate County, City, Town or Village on or before the appropriate taxable status date.

County Owned Property RPTL Section 406 (5)
Real Property that is (1) owned by a County and (2) has been acquired by tax deed is wholly exempt from general municipal taxes and special ad valorem levies for a period of three years from the taxable status date immediately following the date of the deed provided that the municipal corporation owning the property is not receiving any revenue from the property on taxable status date. During the three-year period, however, such property is liable for school district taxes and special assessments.

New York State Owned (Generally) RPTL Section 404 (1)
Related Sections RPTL 402, 490, 532, 534, 536, 542, 545
Real property owned by the State of New York or any of its departments or agencies is wholly exempt pursuant to the Real Property Tax Law sections indicated above. This includes Cultural Resources, Higher Education Services, Housing Finance Agency and its subsidiaries, Medical Care Facilities Finance Agency, State and Local
Business Exemption Section 485-b
To the extent allowed by local option, commercial and industrial facilities that are constructed or improved after July 1, 1976 (or some date later set by the taxing jurisdiction) at a cost exceeding $10,000 (or some higher minimum chosen by the taxing unit) are partially exempt from taxation and special ad valorem levies, but are liable for special assessments. However, initial exemptions granted on or after 8/5/97 are liable for special ad valorem levies established for the fire district, fire protection district, and fire alarm district purposes. The exemption may only be granted after the construction or improvement project has been completed. The exemption continues over a period of ten years with an exemption of 50% of the increase in assessed value for the first year, decreasing 5% each year thereafter.

Home Improvements RPTL Section 421-F
Outside New York City, to the degree allowed by local option, one and two family residences that are reconstructed, altered, or improved under certain conditions are exempt from taxation and special ad valorem levies to the extent of an annually declining on at least some of the increase in the property's assessed value attributable to the reconstruction, alteration or improvement. No exemption is allowed for special assessments. Local taxing jurisdictions may limit the types of construction projects eligible and the percentages of exemption.

Clergy RPTL Section 460
Real property that is owned either (1) by a member of the clergy who is engaged in the work of his or her religious denomination or who is unable to perform such work because of age (over 70 years) or impaired health or (2) by the un-remarried surviving spouse of such a member of the clergy is exempt from general municipal and school district taxes to the extent of $1,500 of assessed value, provided that the owner is a resident and inhabitant of New York State. Such property is liable for special ad valorem levies and special assessments.

Solar, Wind, or Farm Waste Energy Systems RPTL Section 487
Real property that contains a solar, wind, or farm waste energy system approved by the State Energy Research and Development Authority is exempt from taxation for a period of 15 years to the extent of any increase in assessed value due only to the system. Such property is liable for special ad valorem levies and special assessments.
Volunteer Firefighters/Volunteer Ambulance Workers Exemption RPTL Section 466-f

Authorization for exemption: Section 466-f of the Real Property Tax Law authorizes the governing body of a county, city, town, village or school district in a county having a population of between 300,000 and 350,000 according to the latest federal decennial census (only Orange County currently satisfies this standard) to partially exempt the residence of a volunteer firefighter or volunteer ambulance worker.

Computation and duration of exemption: The exemption is available only to members of incorporated volunteer fire companies, fire departments or incorporated volunteer ambulance services who have been certified as being enrolled members for at least five years. The municipality determines the procedure for certification. In addition, at local option of the county, city, town, village or school district, the exemption may be granted for the life of an enrolled member who has accrued more than twenty years of active service.

The exemption may be granted only to applicants who reside in the city, town or village served by the fire company, fire department or ambulance service. The exemption is available only to the primary residence of the applicant and only to property (or the portion thereof) exclusively used for residential purposes.

The exemption equals 10 percent of the assessed value of the property to a maximum of $3,000 multiplied by the latest state equalization rate for the assessing unit in which the property is located. However, for village tax purposes, where the property previously received the $500 exemption authorized by section 466 of the Real Property Tax Law, the minimum exemption is $500.

Volunteer Firefighters Income Tax Credit

Residents serving as active volunteer firefighters or volunteer ambulance workers will receive a $200 refundable income tax credit. To qualify, the taxpayer must be an active volunteer for the entire year and MUST NOT RECEIVE A REAL PROPERTY TAX EXEMPTION RELATING TO SUCH SERVICES. If both spouses are active volunteers, the amount of the credit is $400.

Application for Cold War Veterans Exemption from Real Property Taxation RPTL Section 458-b

Section 458-b of the Real Property Tax Law authorizes a limited exemption from real property taxes for real property owned by persons who rendered military service to the United States during the Cold War (defined as September 2, 1945 to December 26, 1991), provided such property meets the requirements set forth in the law. Section 458-b of the Real Property Tax Law of the State of New York authorizes an exemption from real property taxation for qualified residential real property owned by Cold War veterans or certain members of their family based on a percentage of assessed value. The exemption is applicable to general municipal taxes, but not school taxes, special ad valorem levies or special assessments. Each county, city, town and village has the option of deciding whether to grant the Cold War veterans exemption. A qualified residential parcel may receive an exemption equal up to 10% (or 8,000 assessed value multiplied by the latest equalization rate), or at local option, 15% of its assessed value (or 12,000 assessed value multiplied by the latest equalization rate). Where a veteran has received a service-connected disability rating from the Veterans' Administration or the Department of Defense, there is an additional exemption which is equal to one-half of the disability rating, multiplied by the assessed value of the property. Each of these is subject to maximum limits set by the municipality.