



ASSEMBLY STANDING COMMITTEE ON REAL PROPERTY TAXATION

NOTICE OF PUBLIC HEARING

ORAL TESTIMONY WILL BE BY INVITATION ONLY

SUBJECT: Real Property Tax Relief Credit Programs

PURPOSE: To examine the administration and effectiveness of Real Property Tax Relief Credit Programs

**ALBANY
Monday
January 30, 2017
12:00 P.M.**

**Roosevelt Hearing Room C
Legislative Office Building, 2nd Floor**

New York State offers several real property tax relief programs that provide relief in the form of a credit sent directly to taxpayers including: the property tax freeze credit, the property tax relief credit, and the school tax relief (STAR) credit program.

Property Tax Freeze Credit

In 2014 there was established a real property tax freeze credit program, which reimburses qualifying New York State homeowners outside of New York City for certain increases in local property taxes on their primary residences. To be eligible to receive the credit, the taxpayer must use the property as his or her primary residence, have a household income of \$500,000 or less and live within a qualifying municipal corporation. For 2014, a qualifying municipality was defined as a school district that stayed within its tax levy limit (tax cap) for its 2014-2015 school budget. For 2015, a qualifying municipal corporation was defined as a local government that stayed within its tax levy limit for its 2015 budget, or a school district that stayed within its tax cap limit for its 2015-2016 school budget and also developed and implemented a Government Efficiency Plan to reduce costs by consolidating services. For 2016, a qualifying municipal corporation was defined as a local government that stays within its tax cap limit for the 2016-2017 fiscal year and also develops and implements a Government Efficiency Plan to reduce costs by consolidating services.

Property Tax Relief Credit

In 2015 there was established a new real property tax relief credit for tax years 2016-2019. This credit is available to homeowners outside of New York City receiving the basic or Enhanced STAR exemption or credit whose incomes do not exceed specified thresholds. For 2016, the credit was \$130 for taxpayers in the metropolitan commuter transportation district (MCTD) with household incomes up to \$275,000, and \$185 for taxpayers outside the MCTD with household incomes up to \$200,000. For tax years 2017-2019, the credit will be calculated as a percentage of the eligible property's STAR savings, with lower income taxpayers receiving a greater benefit.

STAR Credit Program

Part A of Chapter 60 of the Laws of 2016, further amended by Chapter 73 of the Laws of 2016, converted the STAR Exemption to a State personal income tax (PIT) credit for new homeowners beginning with the 2016-17 school year. Applicants who did not receive an exemption for their current home for 2015-2016 school year were ineligible to apply for the exemption but instead could receive a PIT credit.

The purpose of this hearing is to discuss the implementation of these programs and examine their effectiveness in providing meaningful property tax relief to homeowners.

Persons invited to present testimony at the above hearing should direct their testimony to the issues set forth in this notice and complete and return the enclosed reply form as soon as possible. Oral testimony will be limited to ten minutes' duration. In preparing the order of witnesses, the Committee will attempt to accommodate individual requests to speak at particular times in view of special circumstances. These requests should be made on the attached reply form or communicated to Committee staff as early as possible.

Ten (10) copies of any prepared testimony should be submitted at the hearing registration desk. The Committee would appreciate advance receipt of prepared statements.

In order to meet the needs of those who may have a disability, the Assembly, in accordance with its policy of non-discrimination on the basis of disability, as well as the 1990 Americans with Disabilities Act (ADA), has made its facilities and services available to all individuals with disabilities. For individuals with disabilities, accommodations will be provided, upon reasonable request, to afford such individuals access and admission to Assembly facilities and activities.

Hon. Sandra R. Galef
Member of Assembly
Chair
Committee on Real Property Taxation

PUBLIC HEARING REPLY FORM

Persons invited to present testimony at the public hearing are requested to complete this reply form by January 25, 2017, and mail or fax it to:

Lauren Denison
Legislative Analyst
Room 520
Capitol Building
Albany, New York 12248
Phone: (518) 455-4363
Fax: (518) 455-5182

- I plan to attend the Real Property Taxation public hearing on January 30, 2017.
- I have been invited to make a public statement at the hearing. My statement will be limited to ten minutes, and I will answer any questions which may arise. I will provide 10 copies of my prepared statement. I will address my remarks to the following subjects:

- I do not plan to attend the above hearing.
- I would like to be added to the Committee mailing list for notices and reports.
- I would like to be removed from the Committee mailing list.
- I will require assistance and/or handicapped accessibility information. Please specify the type of assistance required:

NAME: _____

TITLE: _____

ORGANIZATION: _____

ADDRESS: _____

E-MAIL: _____

TELEPHONE: _____

FAX TELEPHONE: _____