



Dear Friend,

Owning a home is a tremendous responsibility that can be daunting for first-time buyers. I've prepared this brochure to provide homeowners with helpful information.

Inside, you'll find various forms of tax savings and insurance coverages, as well as how to avoid costly mistakes when making home improvements. It also offers methods for resolving problems with certain home purchases or services.

Your home may be one of the most significant investments you will ever make. I hope this brochure helps make that investment more secure and rewarding. Please contact my office if I can assist you further with this or any other matter.

Sincerely,

John K. Mikulin

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Member of Assembly

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The Homeowner's Guide



Courtesy of
Assemblyman
John Mikulin

Helpful information for homeowners



Challenging your assessment

Your property's assessment is one of the ways your local government and school district determine your property tax amount. You can learn more about the assessment process at tax.ny.gov/pit/property/learn/index.htm.

If you disagree with your assessment, visit tax.ny.gov/pit/property/contest/contestasmt.htm for guidance on contesting your assessment by filing a grievance. New York City residents should visit nyc.gov/site/finance/property/challenge-your-assessment.page.

To find forms (including the STAR application) and general information about property taxes, visit tax.ny.gov/star. You can also call the New York State Department of Taxation and Finance at 518-591-5232.

Real property tax credit for homeowners and renters

This program provides relief to lower-income households and senior citizens on fixed incomes who struggle with high property taxes or rents. Visit tax.ny.gov/pit/credits/real_property_tax_credit.htm or call the New York State Department of Taxation and Finance at 518-457-5181 for more information, including eligibility guidelines.

Senior citizens tax exemption

Homeowners age 65 or older who meet specific income requirements may be eligible to reduce their real property tax bill. Check with your local assessor to check the requirements for qualification in your area. You can also find out more and download forms at tax.ny.gov/pit/property/exemption/seniorexempt.htm. New York City residents can call 311 and ask about the Senior Citizen Homeowners' Exemption (SCHE), or visit portal.311.nyc.gov/article/?kanumber=KA-02523 for more information.

Fire insurance

Fire, extended coverage, vandalism, malicious mischief and time element insurance coverage are available through the New York Property Insurance Underwriting Association for homeowners who can't obtain this coverage on the open market. Visit nypiua.com or call 212-208-9700 in New York City, and 800-522-3372 outside New York City.

Flood insurance

Renter's and homeowner's insurance policies typically do not cover flood losses. To learn about the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program, visit fema.gov/flood-insurance or floodsmart.gov, or call 800-427-4661.

This brochure offers a general overview of information to help you better understand the topic. There may be new or changed legislation since this brochure's publication date. It is not a substitute for the text of the law or legal advice.

Home improvement and repair complaints

Be sure contractors advise you about a job's total cost, completion date and any warranty or guarantee before you contract with them. For all jobs costing more than \$500, New York State law requires home improvement contractors to provide a written contract that spells out the work to be done and gives an approximate timetable for the project's start and completion. The payment schedule must be proportional to the amount of work done at the time of each payment.



Contractors can't change plans without your written consent, nor should they try to bait you by advertising a bargain while intending to switch to selling you something else that is more advantageous for them. If this happens to you, refer your complaint to the NYS Attorney General or the Federal Trade Commission.

You can cancel any home improvement contract, without obligation, within three business days of signing it by giving written notice directly to the contractor's office or by mail (in certain circumstances certified mail).

Contractors must put partial payments into an escrow account until the project is substantially completed, which protects homeowners if contractors fail to complete the job.

Appliance complaints

Sellers of major appliances or non-custom-made furniture must provide a delivery date or range of dates at purchase. If they cannot deliver by those dates, they must notify you and give you four options: a refund, a credit for your deposit, an agreement to a new date or the selection of a different purchase.

If you have trouble with an appliance, contact the manufacturer and hold them to any existing warranty or guarantee or demand a refund. If a company attempts to violate the warranty, you may sue them under the federal Magnuson-Moss Warranty Act. The Act allows consumers to get their money back, as well as attorney fees and court costs, if they win the suit.

Energy, water, cable television or telephone complaints

If there is an issue with your utilities, please seek the assistance of your provider. If you are unable to come to a satisfactory resolution with your provider there are third-party resources for you.

- For help resolving a complaint about a regulated energy, telephone, cable television or water company operating in New York State, call the NYS Public Service Commission (PSC) at **800-342-3377**.
- If you are threatened with a gas or electric service cutoff, or if there is a cutoff, call the PSC emergency hotline at **800-342-3355**. Have the following information ready: your account number, the specific problem, names of any utility personnel with whom you have spoken and copies of bills, canceled checks or any other pertinent documents.
- PSC also regulates landline phone calls originating and terminating in New York State. If you have a phone issue that falls under PSC's jurisdiction, call their helpline at **800-342-3377**.

For complaints about calls originating outside New York State, or for cellular service issues, contact the Federal Communications Commission (FCC) at **888-CALL-FCC** (225-5322) or online at consumercomplaints.fcc.gov/hc/en-us.



Still need help?

Contact the Attorney General's office at ag.ny.gov/file-complaint/consumer and file your complaint online with them.

Important contacts for homeowners

NYS Department of Taxation and Finance

tax.ny.gov

518-457-5181

Find your local assessor's office:

tax.ny.gov/pit/property/learn/assessors.htm

NYS Division of Consumer Protection

dos.ny.gov/consumer-protection

Consumer Assistance Helpline:

800-697-1220

NYS Public Service Commission

dps.ny.gov

800-342-3377

NYS Attorney General

ag.ny.gov

800-771-7755

Better Business Bureau

bbb.org

Metropolitan New York, Long Island and the Mid-Hudson Region:

212-533-6200

Upstate NY:

716-881-5222, or 800-828-5000

Federal Trade Commission

ftc.gov

Consumer Response Center:

877-FTC-HELP (382-4357)

Federal Communications Commission

fcc.gov

888-CALL-FCC (225-5322)