

# STATE OF NEW YORK

1201

2017-2018 Regular Sessions

## IN ASSEMBLY

January 11, 2017

Introduced by M. of A. ENGLEBRIGHT -- read once and referred to the  
Committee on Aging

AN ACT to amend the real property tax law, in relation to establishing a  
real property tax exemption for persons eighty years of age or over

The People of the State of New York, represented in Senate and Assem-  
bly, do enact as follows:

1 Section 1. The real property tax law is amended by adding a new  
2 section 465 to read as follows:

3 § 465. Persons eighty years of age or over. 1. (a) Real property owned  
4 by one or more persons, each of whom is eighty years of age or over, or  
5 real property owned by husband and wife, one of whom is eighty years of  
6 age or over, shall be exempt from taxation by any municipal corporation  
7 in which located to the extent provided pursuant to paragraph (b) of  
8 this subdivision, provided the governing board of such municipality,  
9 after public hearing, adopts a local law, ordinance or resolution  
10 providing therefor.

11 (b) The exemption provided by this section shall be calculated as  
12 follows:

13 (i) for assessment rolls prepared on the basis of taxable status dates  
14 occurring during the year two thousand eighteen, ten percent of the  
15 assessed valuation;

16 (ii) for assessment rolls prepared on the basis of taxable status  
17 dates occurring during the year two thousand nineteen, twenty percent of  
18 the assessed valuation;

19 (iii) for assessment rolls prepared on the basis of taxable status  
20 dates occurring during the year two thousand twenty, thirty percent of  
21 the assessed valuation;

22 (iv) for assessment rolls prepared on the basis of taxable status  
23 dates occurring during the year two thousand twenty-one, forty percent  
24 of the assessed valuation;

EXPLANATION--Matter in italics (underscored) is new; matter in brackets  
[-] is old law to be omitted.

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1 (v) for assessment rolls prepared on the basis of taxable status dates  
2 occurring during the year two thousand twenty-two, fifty percent of the  
3 assessed valuation;

4 (vi) for assessment rolls prepared on the basis of taxable status  
5 dates occurring during the year two thousand twenty-three, sixty percent  
6 of the assessed valuation;

7 (vii) for assessment rolls prepared on the basis of taxable status  
8 dates occurring during the year two thousand twenty-four, seventy  
9 percent of the assessed valuation;

10 (viii) for assessment rolls prepared on the basis of taxable status  
11 dates occurring during the year two thousand twenty-five, eighty percent  
12 of the assessed valuation;

13 (ix) for assessment rolls prepared on the basis of taxable status  
14 dates occurring during the year two thousand twenty-six, ninety percent  
15 of the assessed valuation; and

16 (x) for assessment rolls prepared on the basis of taxable status dates  
17 occurring during the year two thousand twenty-seven, one hundred percent  
18 of the assessed valuation.

19 (c) Any exemption provided by this section shall be computed after all  
20 other partial exemptions allowed by law have been subtracted from the  
21 total amount assessed.

22 (d) The real property tax exemption on real property owned by husband  
23 and wife, one of whom is eighty years of age or over, once granted,  
24 shall not be rescinded by any municipal corporation solely because of  
25 the death of the older spouse so long as the surviving spouse is at  
26 least seventy years of age.

27 2. Exemption from taxation for school purposes shall not be granted  
28 in the case of real property where a child resides if such child attends  
29 a public school of elementary or secondary education.

30 3. No exemption shall be granted

31 (a) unless the owner shall have held an exemption under this section  
32 for his previous residence or unless the title of the property shall  
33 have been vested in the owner or one of the owners of the property for  
34 at least twelve consecutive months prior to the date of making applica-  
35 tion for exemption, provided, however, that in the event of the death of  
36 either a husband or wife in whose name title of the property shall have  
37 been vested at the time of death and then becomes vested solely in the  
38 survivor by virtue of devise by or descent from the deceased husband or  
39 wife, the time of ownership of the property by the deceased husband or  
40 wife shall be deemed also a time of ownership by the survivor and such  
41 ownership shall be deemed continuous for the purposes of computing such  
42 period of twelve consecutive months. In the event of a transfer by  
43 either a husband or wife to the other spouse of all or part of the title  
44 to the property, the time of ownership of the property by the transferor  
45 spouse shall be deemed also a time of ownership by the transferee spouse  
46 and such ownership shall be deemed continuous for the purposes of  
47 computing such period of twelve consecutive months. Where property of  
48 the owner or owners has been acquired to replace property formerly owned  
49 by such owner or owners and taken by eminent domain or other involuntary  
50 proceeding, except a tax sale, the period of ownership of the former  
51 property shall be combined with the period of ownership of the property  
52 for which application is made for exemption and such periods of owner-  
53 ship shall be deemed to be consecutive for purposes of this section.  
54 Where a residence is sold and replaced with another within one year and  
55 both residences are within the state, the period of ownership of both  
56 properties shall be deemed consecutive for purposes of the exemption

1 from taxation by a municipality within the state granting such  
2 exemption. Where the owner or owners transfer title to property which as  
3 of the date of transfer was exempt from taxation under the provisions of  
4 this section, the reacquisition of title by such owner or owners within  
5 nine months of the date of transfer shall be deemed to satisfy the  
6 requirement of this paragraph that the title of the property shall have  
7 been vested in the owner or one of the owners for such period of twelve  
8 consecutive months. Where, upon or subsequent to the death of an owner  
9 or owners, title to property which as of the date of such death was  
10 exempt from taxation under such provisions, becomes vested, by virtue of  
11 devise or descent from the deceased owner or owners, or by transfer by  
12 any other means within nine months after such death, solely in a person  
13 or persons who, at the time of such death, maintained such property as a  
14 primary residence, the requirement of this paragraph that the title of  
15 the property shall have been vested in the owner or one of the owners  
16 for such period of twelve consecutive months shall be deemed satisfied;

17 (b) unless the property is used exclusively for residential purposes,  
18 provided, however, that in the event any portion of such property is not  
19 so used exclusively for residential purposes but is used for other  
20 purposes, such portion shall be subject to taxation and the remaining  
21 portion only shall be entitled to the exemption provided by this  
22 section;

23 (c) unless the real property is the legal residence of and is occupied  
24 in whole or in part by the owner or by all of the owners of the proper-  
25 ty: except where, (i) an owner is absent from the residence while  
26 receiving health-related care as an inpatient of a residential health  
27 care facility, as defined in section twenty-eight hundred one of the  
28 public health law, provided that any income accruing to that person  
29 shall only be income only to the extent that it exceeds the amount paid  
30 by such owner, spouse, or co-owner for care in the facility, and  
31 provided further, that during such confinement such property is not  
32 occupied by other than the spouse or co-owner of such owner; or, (ii)  
33 the real property is owned by a husband and/or wife, or an ex-husband  
34 and/or an ex-wife, and either is absent from the residence due to  
35 divorce, legal separation or abandonment and all other provisions of  
36 this section are met provided that where an exemption was previously  
37 granted when both resided on the property, then the person remaining on  
38 the real property shall be seventy years of age or over.

39 4. (a) For the purposes of this section, title to that portion of real  
40 property owned by a cooperative apartment corporation in which a  
41 tenant-stockholder of such corporation resides and which is represented  
42 by his share or shares of stock in such corporation as determined by its  
43 or their proportional relationship to the total outstanding stock of the  
44 corporation, including that owned by the corporation, shall be deemed to  
45 be vested in such tenant-stockholder.

46 (b) That proportion of the assessment of such real property owned by a  
47 cooperative apartment corporation determined by the relationship of such  
48 real property vested in such tenant-stockholder to such entire parcel  
49 and the buildings thereon owned by such cooperative apartment corpo-  
50 ration in which such tenant-stockholder resides shall be subject to  
51 exemption from taxation pursuant to this section and any exemption so  
52 granted shall be credited by the appropriate taxing authority against  
53 the assessed valuation of such real property; the reduction in real  
54 property taxes realized thereby shall be credited by the cooperative  
55 apartment corporation against the amount of such taxes otherwise payable  
56 by or chargeable to such tenant-stockholder.

1 (c) Real property may be exempt from taxation pursuant to this subdivi-  
2 vision by a municipality in which such property is located only if the  
3 governing board of such municipality, after public hearing, adopts a  
4 local law, ordinance or resolution providing therefor.

5 Notwithstanding any provision of law to the contrary, any local law,  
6 ordinance or resolution adopted pursuant to this paragraph may provide,  
7 or be amended to provide, that a tenant-stockholder who resides in a  
8 dwelling which is subject to the provisions of either article two, four,  
9 five or eleven of the private housing finance law and who is eligible  
10 for a rent increase exemption pursuant to section four hundred sixty-  
11 seven-c of this title shall not be eligible for an exemption pursuant to  
12 this subdivision and that a tenant-stockholder who resides in a dwelling  
13 which is subject to the provisions of either article two, four, five or  
14 eleven of the private housing finance law and who is not eligible for a  
15 rent increase exemption pursuant to section four hundred sixty-seven-c  
16 of this title but who meets the requirements for eligibility for an  
17 exemption pursuant to this section shall be eligible for such exemption  
18 provided that such exemption shall be in an amount determined by multi-  
19 plying the exemption otherwise allowable pursuant to this section by a  
20 fraction having a numerator equal to the amount of real property taxes  
21 or payments in lieu of taxes that were paid with respect to such dwell-  
22 ing and a denominator equal to the full amount of real property taxes  
23 that would have been owed with respect to such dwelling had it not been  
24 granted an exemption or abatement of real property taxes pursuant to any  
25 provision of law, provided, however, that any reduction in real property  
26 taxes received with respect to such dwelling pursuant to this section or  
27 section four hundred sixty-seven-c of this title shall not be considered  
28 in calculating such numerator. Any such local law, ordinance or resol-  
29 ution that so provides, or is amended to so provide, shall also provide  
30 that a tenant-stockholder who resides in a dwelling which was or contin-  
31 ues to be subject to a mortgage insured or initially insured by the  
32 federal government pursuant to section two hundred thirteen of the  
33 National Housing Act, as amended, and who is eligible for both a rent  
34 increase exemption pursuant to section four hundred sixty-seven-c of  
35 this title and an exemption pursuant to this subdivision, may apply for  
36 and receive either a rent increase exemption pursuant to section four  
37 hundred sixty-seven-c of this title or an exemption pursuant to this  
38 subdivision, but not both.

39 5. Every municipal corporation in which such real property is located  
40 shall notify, or cause to be notified, each person owning residential  
41 real property in such municipal corporation of the provisions of this  
42 section. The provisions of this subdivision may be met by a notice or  
43 legend sent on or with each tax bill to such persons reading "You may be  
44 eligible for tax exemptions for persons eighty years of age or over.  
45 Such persons have until month....., day....., year....., to  
46 apply for such exemptions. For information please call or write.....,"  
47 followed by the name, telephone number and/or address of a person or  
48 department selected by the municipal corporation to explain the  
49 provisions of this section. Each cooperative apartment corporation shall  
50 notify each tenant-stockholder thereof in residence of such provisions  
51 as set forth in this subdivision. Failure to notify, or cause to be  
52 notified any person who is in fact, eligible to receive the exemption  
53 provided by this section or the failure of such person to receive the  
54 same shall not prevent the levy, collection and enforcement of the  
55 payment of the taxes on property owned by such person.

6. Application for such exemption shall be made by the owner, or all of the owners of the property, on forms prescribed by the commission to be furnished by the appropriate assessing authority and shall furnish the information and be executed in the manner required or prescribed in such forms, and shall be filed in such assessor's office on or before the appropriate taxable status date. Notwithstanding any other provision of law, at the option of the municipal corporation, any person otherwise qualifying under this section shall not be denied the exemption under this section if he becomes eighty years of age after the appropriate taxable status date and on or before December thirty-first of the same year.

7. Any local law or ordinance adopted pursuant to paragraph (a) of subdivision one of this section may be amended, or a local law or ordinance may be adopted to provide, notwithstanding subdivision five of this section, that an application for such exemption may be filed with the assessor after the appropriate taxable status date but not later than the last date on which a petition with respect to complaints of assessment may be filed, where failure to file a timely application resulted from: (a) a death of the applicant's spouse, child, parent, brother or sister; or (b) an illness of the applicant or of the applicant's spouse, child, parent, brother or sister, which actually prevents the applicant from filing on a timely basis, as certified by a licensed physician. The assessor shall approve or deny such application as if it had been filed on or before the taxable status date.

8. Notwithstanding the provisions of this section or any other provision of law, a county with an annual taxable status date of January first or January second and with a population of one million or more, may, at its option and by amendment or adoption of a local law or ordinance, authorize its assessor to accept applications for the exemption from real property taxes authorized pursuant to this section on a date later than such county's statutory deadline date for receiving applications for such exemption. Any application filed later than such statutory deadline date which is in compliance with such local law or ordinance amended or adopted pursuant to this subdivision and which meets all other necessary requirements for granting the exemption authorized by this section shall be deemed to have been timely filed prior to such statutory deadline date, and any individual or individuals for whom such an application has been filed shall be granted such exemption and shall receive such exemption on the assessment rolls prepared for such county on the basis of the taxable status date immediately preceding the date such application was filed.

9. Notwithstanding the provisions of this section or any other provision of law, in a city having a population of one million or more, applications for the exemption authorized pursuant to this section shall be considered timely filed if they are filed on or before the fifteenth day of March of the appropriate year.

10. (a) The exemption granted pursuant to this section shall remain in effect until discontinued in the manner provided in this section.

(b) The assessor shall discontinue any exemption granted pursuant to this section if it appears that: (i) the property may not be the primary residence of the owner or owners who applied for the exemption, (ii) title to the property has been transferred to a new owner or owners, or (iii) the property otherwise may no longer be eligible for the exemption.

(c) Upon determining that an exemption granted pursuant to this section should be discontinued, the assessor shall mail a notice so

1 stating to the owner or owners thereof at the time and in the manner  
2 provided by section five hundred ten of this chapter. Such owner or  
3 owners shall be entitled to seek administrative and judicial review of  
4 such action in the manner provided by law, provided, that the burden  
5 shall be on such owner or owners to establish eligibility for the  
6 exemption.

7 11. Any conviction of having made any wilful false statement in the  
8 application for such exemption, shall be punishable by a fine of not  
9 more than one hundred dollars and shall disqualify the applicant or  
10 applicants from further exemption for a period of five years.

11 12. Notwithstanding any other provision of law to the contrary, the  
12 provisions of this section shall apply to real property in which a  
13 person or persons hold a legal life estate or which is held in trust  
14 solely for the benefit of a person or persons if such person or persons  
15 would otherwise be eligible for a real property tax exemption, pursuant  
16 to subdivision one of this section, were such person or persons the  
17 owner or owners of such real property.

18 § 2. This act shall take effect immediately.