

# STATE OF NEW YORK

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4733

2017-2018 Regular Sessions

## IN SENATE

February 24, 2017

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Introduced by Sen. MURPHY -- read twice and ordered printed, and when printed to be committed to the Committee on Local Government

AN ACT to amend the real property tax law and the tax law, in relation to removing references to the school tax relief credit; and to repeal certain provisions of such laws relating thereto

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

1 Section 1. Paragraph (a) of subdivision 6 of section 425 of the real  
2 property tax law, as amended by section 1 of part A of chapter 60 of the  
3 laws of 2016, is amended to read as follows:

4 (a) Generally. All owners of the property who primarily reside thereon  
5 ~~[and who are not subject to the provisions of subdivision sixteen of~~  
6 ~~this section]~~ must jointly file an application for exemption with the  
7 assessor on or before the appropriate taxable status date. Such applica-  
8 tion may be filed by mail if it is enclosed in a postpaid envelope prop-  
9 erly addressed to the appropriate assessor, deposited in a post office  
10 or official depository under the exclusive care of the United States  
11 postal service, and postmarked by the United States postal service on or  
12 before the applicable taxable status date. Each such application shall  
13 be made on a form prescribed by the commissioner, which shall require  
14 the applicant or applicants to agree to notify the assessor if their  
15 primary residence changes while their property is receiving the  
16 exemption. The assessor may request that proof of residency be submitted  
17 with the application. If the applicant requests a receipt from the  
18 assessor as proof of submission of the application, the assessor shall  
19 provide such receipt. If such request is made by other than personal  
20 request, the applicant shall provide the assessor with a self-addressed  
21 postpaid envelope in which to mail the receipt.

22 § 2. Subdivision 16 of section 425 of the real property tax law is  
23 REPEALED.

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

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§ 3. Subdivision 2 of section 496 of the real property tax law, as amended by section 3 of part A of chapter 60 of the laws of 2016, is amended to read as follows:

2. An application to renounce an exemption shall be made on a form prescribed by the commissioner and shall be filed with the county director of real property tax services no later than ten years after the levy of taxes upon the assessment roll on which the renounced exemption appears. The county director, after consulting with the assessor as appropriate, shall compute the total amount owed on account of the renounced exemption as follows:

(a) For each assessment roll on which the renounced exemption appears, the assessed value that was exempted shall be multiplied by the tax rate or rates that were applied to that assessment roll. Interest shall then be added to each such product at the rate prescribed by section nine hundred twenty-four-a of this chapter or such other law as may be applicable for each month or portion thereon since the levy of taxes upon such assessment roll.

(b) The sum of the calculations made pursuant to paragraph (a) of this subdivision with respect to all of the assessment rolls in question shall be determined.

(c) A processing fee of five hundred dollars shall be added to the sum determined pursuant to paragraph (b) of this subdivision~~[, unless the provisions of paragraph (d) of this subdivision are applicable.]~~

~~(d) If the applicant is renouncing a STAR exemption in order to qualify for the personal income tax credit authorized by subsection (eee) of section six hundred six of the tax law, and no other exemptions are being renounced on the same application, no processing fee shall be applicable].~~

§ 4. Subdivision 6 of section 1306-a of the real property tax law is REPEALED.

§ 5. Subparagraph (A) of paragraph 3 of subsection (eee) of section 606 of the tax law, as amended by section 8 of part A of chapter 73 of the laws of 2016, is amended to read as follows:

(A) ~~[Beginning with]~~ For the taxable ~~[years after]~~ year two thousand ~~[fifteen]~~ sixteen, a basic STAR credit shall be available to a qualified taxpayer if the affiliated income of the parcel that serves as the taxpayer's primary residence is less than or equal to five hundred thousand dollars.

§ 6. The opening paragraph of subparagraph (A) of paragraph 4 of subsection (eee) of section 606 of the tax law, as amended by section 8 of part A of chapter 73 of the laws of 2016, is amended to read as follows:

~~[Beginning with]~~ For the taxable ~~[years after]~~ year two thousand ~~[fifteen]~~ sixteen, an enhanced STAR credit shall be available to a qualified taxpayer where both of the following conditions are satisfied:

§ 7. Clause (iii) of subparagraph (A) of paragraph 10 of subsection (eee) of section 606 of the tax law is REPEALED.

§ 8. Paragraph (c) of subdivision 11 of section 425 of the real property tax law, as amended by section 3 of part A of chapter 73 of the laws of 2016, is amended to read as follows:

(c) Transfers of title. When the assessor has received a report pursuant to section five hundred seventy-four of this chapter of a transfer of title to real property which is exempt pursuant to this section, the assessor shall ~~[discontinue the exemption as required by subdivision sixteen of this section]~~ send the new owner or owners as shown thereon an application for the exemption authorized by this section. The asses-

1 sor shall not implement the provisions of section five hundred twenty of  
2 this chapter upon such a transfer, except to the extent that the proper-  
3 ty may also be receiving one or more other exemptions.

4 § 9. Paragraph (c) of subdivision 6 of section 425 of the real proper-  
5 ty tax law, as amended by section 4 of part A of chapter 73 of the laws  
6 of 2016, is amended to read as follows:

7 (c) Senior citizens exemption. When property is eligible for the  
8 senior citizens exemption authorized by section four hundred sixty-seven  
9 of this article, it shall also be deemed to be eligible for the enhanced  
10 exemption authorized by this section for certain senior citizens,  
11 provided, where applicable, that the age requirement established by a  
12 municipal corporation pursuant to subdivision five of section four  
13 hundred sixty-seven of this article is satisfied, and no separate appli-  
14 cation need be filed therefor. [~~Provided, however, that the provisions  
15 of this paragraph shall only apply where at least one of the applicants  
16 held title to the property on the taxable status date of the assessment  
17 roll that was used to levy school district taxes for the two thousand  
18 fifteen--two thousand sixteen school year and the property was granted  
19 an exemption pursuant to this section on such assessment roll.~~]

20 § 10. Implementation for the 2017--2018 school year. The commissioner  
21 of taxation and finance shall assist localities in notifying the public  
22 of the provisions of this act and any action required by taxpayers to  
23 receive a STAR exemption for the 2017--2018 school year. Notwithstand-  
24 ing subdivision 6 of section 425 of the real property tax law, for  
25 assessment rolls used to levy school district taxes for the 2017--2018  
26 school year, an application for an exemption under section 425 of the  
27 real property tax law shall be filed with the local assessor by the last  
28 date on which a petition with respect to complaints of assessment may be  
29 filed or not later than the sixtieth day after the effective date of  
30 this act, whichever is later. The assessor shall approve or deny such  
31 application as if it had been filed on or before the taxable status  
32 date. If the assessor determines that the property is eligible for the  
33 exemption, the assessor shall thereupon be authorized and directed to  
34 correct the assessment roll accordingly, or, if another person has  
35 custody or control of the assessment roll, to direct that person to make  
36 the appropriate corrections. If the correction is not made before school  
37 taxes are levied, the failure to take the exemption into account in the  
38 computation of the tax shall be deemed a "clerical error" for purposes  
39 of title 3 of article 5 of the real property tax law, or any comparable  
40 laws governing the correction of administrative errors on assessment  
41 rolls and tax rolls, and shall be corrected accordingly.

42 Notwithstanding any other provision of law to the contrary, the  
43 commissioner of taxation and finance shall immediately notify local  
44 assessors of the name and address of any taxpayer within their assessing  
45 unit who qualified for the school tax relief (STAR) credit pursuant to  
46 subsection (eee) of section 606 of the tax law for taxable year 2016, or  
47 has applied for a credit for taxable year 2017 and any additional infor-  
48 mation available that would assist the assessor in accurately determin-  
49 ing the property's eligibility for the STAR exemption pursuant to  
50 section 425 of the real property tax law. To the extent possible, the  
51 local assessor shall determine the eligibility of the property for the  
52 2017--2018 school year using information provided by the commissioner of  
53 taxation and finance. Taxpayers who applied with the department of  
54 taxation and finance for the STAR credit for the 2017--2018 school year  
55 or received the STAR credit for the 2016--2017 school year, shall not be  
56 required to file an application for an exemption in order to receive an

1 exemption on the same property for the 2017--2018 school year; however,  
2 if a property's eligibility cannot be determined by using information  
3 supplied by the department of taxation and finance, the assessor may  
4 seek additional documentation from the taxpayer to prove his or her  
5 eligibility. Such taxpayer shall have until the last date on which a  
6 petition, with respect to complaints of assessment may be filed, to  
7 supply proof of eligibility, or thirty days of such request, whichever  
8 is later. The assessor shall mail notice of his or her determination to  
9 such owner. If the assessor determines that the property is eligible for  
10 the exemption, the assessor shall thereupon be authorized and directed  
11 to correct the assessment roll accordingly, or, if another person has  
12 custody or control of the assessment roll, to direct that person to make  
13 the appropriate corrections. If the correction is not made before school  
14 taxes are levied, the failure to take the exemption into account in the  
15 computation of the tax shall be deemed a "clerical error" for purposes  
16 of title 3 of article 5 of the real property tax law, or any comparable  
17 laws governing the correction of administrative errors on assessment  
18 rolls and tax rolls, and shall be corrected accordingly. Nothing within  
19 this act shall preclude a taxpayer from seeking administrative and judi-  
20 cial review of an assessor's denial of the exemption.

21 § 11. This act shall take effect immediately.