

# STATE OF NEW YORK

2262--A

2019-2020 Regular Sessions

## IN ASSEMBLY

January 22, 2019

Introduced by M. of A. BARNWELL -- Multi-Sponsored by -- M. of A. ABBATE, ABINANTI, ARROYO, BRABENEC, CROUCH, DAVILA, D'URSO, GIGLIO, HYNDMAN, LENTOL, MONTESANO, NORRIS, ORTIZ, PALMESANO, PALUMBO, RAMOS, D. ROSENTHAL, SANTABARBARA, SEAWRIGHT, THIELE, VANEL, WALLACE, WALSH, WEPRIN -- read once and referred to the Committee on Real Property Taxation -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the real property tax law, in relation to creating an age based school tax relief exemption

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

Section 1. The real property tax law is amended by adding a new section 425-b to read as follows:

§ 425-b. Age based school tax refund. 1. Generally. Real property which satisfies the requirements of this section shall receive a school tax refund as provided herein.

2. Overview. Where all of the owners of the parcel who reside primarily thereon and any owner's spouse who resides primarily thereon combined have an income, defined as the combined income of all owners, and of any owner's spouses residing on the premises, of not more than one hundred fifty thousand dollars, such property shall be granted an age based school tax refund based on the following formula:

(a) seniors aged sixty-five to sixty-nine shall be granted a five hundred dollar refund;

(b) seniors aged seventy to seventy-four shall be granted a one thousand dollar refund;

(c) seniors aged seventy-five to seventy-nine shall be granted a one thousand five hundred dollar refund;

(d) seniors aged eighty to eighty-four shall be granted a two thousand dollar refund;

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

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1 (e) seniors aged eighty-five to eighty-nine shall be granted a two  
2 thousand five hundred dollar refund; and

3 (f) seniors ninety years of age or older shall be granted a three  
4 thousand dollar refund.

5 3. Eligibility requirements. To qualify for the refund pursuant to  
6 this section, the property must be a one, two or three family residence,  
7 a farm dwelling or residential property held in condominium or cooper-  
8 ative form of ownership. If the property is not an eligible type of  
9 property, but a portion of the property is partially used by the owner  
10 as a primary residence, that portion which is so used shall be entitled  
11 to the refund provided by this section. Provided, however, that the  
12 property must serve as the primary residence of one or more of the  
13 owners thereof.

14 4. Age. (a) All of the owners must meet the age required for the  
15 refund as of the date specified herein, or in the case of property owned  
16 by husband and wife or by siblings, one of the owners must meet the age  
17 required as of that date and the property must serve as the primary  
18 residence of that owner. For the two thousand nineteen--two thousand  
19 twenty school year, eligibility for the exemption shall be based upon  
20 age as of December thirty-first, two thousand nineteen. For each subse-  
21 quent school year, the applicable date shall be advanced by one year.

22 (b) The term "siblings" as used in this section shall have the same  
23 meaning as set forth in section four hundred sixty-seven of this title.

24 (c) In the case of property owned by husband and wife, one of whom  
25 meets the age required, the refund, once granted, shall continue to be  
26 issued at the same level each year upon the death of the older spouse so  
27 long as the surviving spouse is at least sixty-two years of age as of  
28 the date specified in this subdivision until the surviving spouse meets  
29 the age required for the same level of refund.

30 5. Computation and certification by commissioner. It shall be the  
31 responsibility of the commissioner to compute the exempt amount for each  
32 assessing unit in each county in the manner provided in this section,  
33 and to certify the same to the assessor of each assessing unit and to  
34 the county director of real property tax services of each county. Such  
35 certification shall be made at least twenty days before the last date  
36 prescribed by law for the filing of the tentative assessment roll.

37 6. Notice requirement. (a) Generally. Every school district shall  
38 notify, or cause to be notified, each person owning residential real  
39 property in the school district of the provisions of this section. The  
40 provisions of this subdivision may be met by a notice sent to such  
41 persons in substantially the following form: "Residential real property  
42 may qualify for a partial refund from school district taxes under the  
43 New York state age based school tax refund program. To receive such  
44 refund, owners of qualifying property must file an application with  
45 their local assessor on or before the applicable taxable status date.  
46 For further information, please contact your local assessor."

47 (b) Third party notice. (i) A person eligible for the age based school  
48 tax refund may request that a notice be sent to an adult third party.  
49 Such request shall be made on a form prescribed by the commissioner and  
50 shall be submitted to the assessor of the assessing unit in which the  
51 eligible taxpayer resides no later than sixty days before the first  
52 taxable status date to which it is to apply. Such form shall provide a  
53 section whereby the designated third party shall consent to such desig-  
54 nation. Such request shall be effective upon receipt by the assessor.  
55 The assessor shall maintain a list of all eligible property owners who

1 have requested notices pursuant to this paragraph and shall furnish a  
2 copy of such list to the department upon request.

3 (ii) The obligation to mail such notices shall cease if the eligible  
4 taxpayer cancels the request.

5 (c) Notice not mailed or received. Failure to mail any notice required  
6 by this subdivision, or the failure of a party to receive same, shall  
7 not affect the validity of the levy, collection, or enforcement of taxes  
8 on property owned by such person, or in the case of a third party  
9 notice, on property owned by the person requesting the third party  
10 notice.

11 7. Application procedure. (a) Generally. All owners of the property  
12 who primarily reside thereon must jointly file an application for the  
13 refund with the assessor on or before the appropriate taxable status  
14 date. Such application may be filed by mail if it is enclosed in a post-  
15 paid envelope properly addressed to the appropriate assessor, deposited  
16 in a post office or official depository under the exclusive care of the  
17 United States postal service, and postmarked by the United States postal  
18 service on or before the applicable taxable status date. Each such  
19 application shall be made on a form prescribed by the commissioner,  
20 which shall require the applicant or applicants to agree to notify the  
21 assessor if their primary residence changes while their property is  
22 receiving the refund. The assessor may request that proof of residency  
23 be submitted with the application. If the applicant requests a receipt  
24 from the assessor as proof of submission of the application, the asses-  
25 sor shall provide such receipt. If such request is made by other than  
26 personal request, the applicant shall provide the assessor with a self-  
27 addressed postpaid envelope in which to mail the receipt.

28 (b) Approval or denial of application. If the assessor is satisfied  
29 that the applicant or applicants are entitled to a refund pursuant to  
30 this section, he or she shall approve the application and such real  
31 property shall thereafter receive the age based school tax refund as  
32 provided in this section. If the assessor determines that the applicant  
33 or applicants are not entitled to a refund pursuant to this section, he  
34 or she shall, not later than ten days prior to the date for hearing  
35 complaints in relation to assessments, mail to each applicant not enti-  
36 tled to the exemption a notice of denial of that application for such  
37 refund for that year. The notice of denial shall specify each reason for  
38 such denial and shall be sent on a form prescribed by the commissioner.  
39 Failure to mail any such notice of denial or the failure of any person  
40 to receive such notice shall not prevent the levy, collection and  
41 enforcement of the taxes on property owned by such person.

42 8. Effect of refund. The refund shall not be considered when determin-  
43 ing state aid to education pursuant to section thirty-six hundred two of  
44 the education law, when determining school district debt limits pursuant  
45 to law, when determining the amount of taxes to be levied by or on  
46 behalf of a school district, when calculating tax rates for a school  
47 district, when apportioning taxes between or among school districts,  
48 when apportioning taxes among classes in a special assessing unit under  
49 article eighteen of this chapter, or when apportioning taxes between  
50 classes in an approved assessing unit under article nineteen of this  
51 chapter.

52 9. Duration of refund. The refund, once granted, shall remain in  
53 effect until discontinued in the manner provided in this section.

54 10. Discontinuance of exemption. (a) Generally. The assessor shall  
55 discontinue any refund granted pursuant to this section if it appears  
56 that: (i) the owner or owners have qualified for a higher level of

1 refund, upon which such assessor shall approve such higher level of  
2 refund, (ii) the property may not be the primary residence of the owner  
3 or owners who applied for the exemption, (iii) title to the property has  
4 been transferred to a new owner or owners, or (iv) the property other-  
5 wise may no longer be eligible for the refund.

6 (b) Rights of owners. Upon determining that a refund granted pursuant  
7 to this section should be discontinued, the assessor shall mail a notice  
8 stating so to the owner or owners thereof at the time and in the manner  
9 provided by section five hundred ten of this chapter. Such owner or  
10 owners shall be entitled to seek administrative and judicial review of  
11 such action in the manner provided by law, provided, that the burden  
12 shall be on such owner or owners to establish eligibility for the  
13 exemption.

14 11. Proof of residency. (a) Requests. From time to time, the assessor  
15 may request proof of residency from the owner or owners of any property  
16 which is receiving a refund pursuant to this section. In addition, the  
17 assessor shall request proof of residency from any such owner or owners  
18 when requested to do so by the commissioner.

19 (b) Timing. A request for proof of residency shall be mailed at least  
20 sixty days prior to the ensuing taxable status date. The owner or owners  
21 shall submit proof of their residency to the assessor on or before the  
22 ensuing taxable status date.

23 (c) Review of submission. The burden shall be on the owner or owners  
24 to establish that the property is their primary residence. If they  
25 submit proof of residency on or before the ensuing taxable status date,  
26 and the submission demonstrates to the assessor's satisfaction that the  
27 property is the primary residence of one or more of the owners thereof,  
28 and if the requirements of this section are otherwise satisfied, the  
29 exemption shall continue in effect on the ensuing tentative assessment  
30 roll. Otherwise, the assessor shall discontinue the exemption on the  
31 next ensuing tentative assessment roll as provided in this section, and,  
32 where appropriate, shall proceed as further provided.

33 § 2. This act shall take effect on the one hundred eightieth day after  
34 it shall have become a law. Effective immediately, the addition, amend-  
35 ment and/or repeal of any rule or regulation necessary for the implemen-  
36 tation of this act on its effective date are authorized to be made on or  
37 before such date.