STATE OF NEW YORK

10154

IN ASSEMBLY

February 12, 2026

Introduced by M. of A. BENDETT -- read once and referred to the Committee on Real Property Taxation

AN ACT to amend the real property tax law, in relation to providing an age-adjusted increase to the school tax relief (STAR) exemption for basic and enhanced STAR recipients

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

Section 1. Paragraph (b) of subdivision 2 of section 425 of the real property tax law is amended by adding a new subparagraph (vii) to read as follows:

(vii) Age-adjusted base figure. Notwithstanding any other provision of this section, for purposes of computing the exempt amount pursuant to subdivision two of this section, the base figure for both the basic STAR exemption and the enhanced STAR exemption shall be subject to the age adjustment provided in paragraph (d) of this subdivision when the property is owned by one or more eligible owners who have attained the age of sixty-five years.

§ 2. Subdivision 2 of section 425 of the real property tax law is amended by adding a new paragraph (m) to read as follows:

(m) Age-adjusted base figure. (i) For purposes of this paragraph, "age" shall mean the age, as of December thirty-first of the calendar year preceding the applicable taxable status date, of the youngest owner who (A) primarily resides on the property, and (B) otherwise satisfies the eligibility requirements for either the basic or enhanced STAR exemption under this section.

(ii) Where the age of such youngest eligible owner is sixty-five years or greater, the base figure otherwise applicable under paragraph (b) of this subdivision shall be increased by the following age adjustment amount:

(A) age sixty-five through sixty-nine: an increase of ten percent of such base figure;

(B) age seventy through seventy-four: an increase of twenty percent of such base figure;

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

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(C) age seventy-five through seventy-nine: an increase of thirty percent of such base figure;

(D) age eighty through eighty-four: an increase of forty percent of such base figure;

(E) age eighty-five and over: an increase of fifty percent of such base figure.

(iii) The commissioner shall annually incorporate the age-adjusted base figure into the calculation of the exempt amount for each assessing unit in the same manner as other adjustments required by this subdivision, including the sales price differential factor, equalization factor, floor, and any adjustment required for city school districts pursuant to paragraph (j) of this subdivision.

(iv) The age adjustment provided by this paragraph shall apply to property otherwise eligible for the basic STAR exemption under subdivision three of this section and to property otherwise eligible for the enhanced STAR exemption under subdivision four of this section.

(v) In no event shall application of this paragraph reduce the taxable assessed value of any property below zero or entitle any parcel to more than one exemption under this section for any school year.

§ 3. Subdivision 4 of section 425 of the real property tax law is amended by adding a new paragraph (d) to read as follows:

(d) Age-adjusted base figure. The enhanced STAR exemption authorized by this subdivision shall be computed using the age-adjusted base figure provided in paragraph (d) of subdivision two of this section, where applicable, in addition to the income-based adjustments and eligibility requirements set forth in this subdivision.

§ 4. This act shall take effect on the first of January next succeeding the date on which it shall have become a law and shall first apply to assessment rolls prepared on the basis of taxable status dates occurring on or after such effective date.