STATE OF NEW YORK

9173

IN SENATE

February 10, 2026

Introduced by Sen. PALUMBO -- read twice and ordered printed, and when printed to be committed to the Committee on Aging

AN ACT to amend the real property tax law, in relation to establishing a capped real property school tax rate for persons seventy years of age or older who meet the eligibility requirements for the enhanced STAR 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 431 to read as follows:

§ 431. Persons seventy years of age or over; capped real property school tax rate. 1. (a) Residential real property owned and occupied by one or more persons, each of whom is seventy years of age or over and meets each of the requirements for the enhanced exemption for senior citizens set forth in section four hundred twenty-five of this title, or residential real property owned and occupied by married spouses, one of whom is seventy years of age or over and meets each of the requirements for the enhanced exemption for senior citizens set forth in section four hundred twenty-five of this title, shall be eligible for the capped real property school tax rate set forth in this section, provided the school district, after public hearing, adopts a resolution providing therefor.

(b) For purposes of this section, the term "capped real property school tax rate" shall mean the lower of:

(i) the real property school tax rate established on the taxable status date next succeeding the date on which an eligible person attains the age of seventy years; or

(ii) the real property school tax rate established on any taxable status date subsequent to the date on which an eligible person attains the age of seventy years, which is lower than the real property school tax rate established pursuant to subparagraph (i) of this paragraph.

(c) The capped real property school tax rate shall be determined annually for each eligible person seventy years of age or older in accordance with the provisions of paragraphs (a) and (b) of this subdivision.

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

LBD13822-01-5

2. Any person eligible for the capped real property school tax rate shall apply annually for such capped rate. Such application shall be made in a manner and form determined by the state board and shall require proof of the applicant's age. Such application shall be filed with the local assessor on or before the taxable status date for such district.

3. Every school district shall notify, or cause to be notified, each person owning residential real property in the school district of the provisions of this section. The provisions of this subdivision may be met by a notice sent to such persons in substantially the following form: "Residential real property owned by persons seventy years of age or older may be eligible for a capped real property school tax rate. To receive such capped rate, eligible owners of qualifying property must file an application with their local assessor on or before the applicable taxable status date. For further information, please contact your local assessor."

4. A school district which provides a capped real property school tax rate for persons seventy years of age or over pursuant to this section shall be eligible for reimbursement by the department of education, as approved by the commissioner of education, in consultation with the commissioner of taxation and finance, for one hundred percent of the direct cost to such school district resulting from the implementation of this section. Such direct cost shall be calculated pursuant to regulations of the commissioner of education, in consultation with the commissioner of taxation and finance. A claim for such reimbursement shall be made by such school district in a manner and form prescribed by the commissioner of education.

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