



Property Tax Exemption Eligibility Options

**OPTION TO INCREASE THE MAXIMUM
INCOME ELIGIBILITY
(AGED 65 YEARS OF AGE OR OLDER
AND DISABILITY EXEMPTIONS)**

**Public Hearing
February 25, 2025**

Overview

- The District previously adopted the traditional Aged (Senior Citizen) and the Disability exemptions for qualified homeowners
- Chapter 488 of the Laws of 2022 provided local municipalities and school districts the option to increase the maximum income eligibility to qualify under Real Property Tax Law (RPTL):
 - RPTL 467 (Senior Citizens – 65 years of age or older)
 - RPTL 459-c (Persons with Disabilities)

Existing Exemptions: Maximum Income Levels to Qualify

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
Up to and including \$29,000	50 per centum
More than \$29,000 but less than 30,000	45 per centum
At least \$30,000 but less than 31,000	40 per centum
At least \$31,000 but less than 32,000	35 per centum
At least \$32,000 but less than 32,900	30 per centum
At least \$32,900 but less than 33,800	25 per centum
At least \$33,800 but less than 34,700	20 per centum
At least \$34,700 but less than 35,600	15 per centum
At least \$35,600 but less than 36,500	10 per centum
At least \$36,500 but less than 37,400	5 per centum

New Exemption Option: Maximum Income Levels to Qualify

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
Up to and including \$50,000	50 per centum
More than \$50,000 but less than 51,000	45 per centum
At least \$51,000 but less than 52,000	40 per centum
At least \$52,000 but less than 53,000	35 per centum
At least \$53,000 but less than 53,900	30 per centum
At least \$53,900 but less than 54,800	25 per centum
At least \$54,800 but less than 55,700	20 per centum
At least \$55,700 but less than 56,600	15 per centum
At least \$56,600 but less than 57,500	10 per centum
At least \$57,500 but less than 58,400	5 per centum

Exemption Options: Income Calculation

Option 1:

Income based on the applicant's Federal adjusted gross income and modified as follows:

- a) All Social Security benefits shall be included in the calculation of income
- b) Distributions received from an Individual Retirement Account or Annuity shall be included in the calculation of income
- c) Income shall be offset by all medical and prescription drug expenses actually paid that were not reimbursed or paid by insurance

Exemption Options: Income Calculation

Option 2:

Income based on the applicant's Federal adjusted gross income and modified as follows:

- a) All non-taxable Social Security benefits shall be excluded in the calculation of income
- b) Distributions received from an Individual Retirement Account or Annuity shall be included in the calculation of income
- c) Income shall be offset by all medical and prescription drug expenses actually paid that were not reimbursed or paid by insurance

If New Exemption is Adopted

If exemption is approved, the District would NOT forfeit any tax revenues

HOWEVER, there would be a “tax shift” increasing the tax share to non-exempt property owners

Adopting the New Income Thresholds:

Using the 2024/25 data provided by the assessor's office, currently there are approximately 770 parcels eligible for the exemptions :

Adopting Option 1: (include SS into income calculation)

- A non-exempt homeowner would see an increase of $\approx \$0.45$ per \$100 of assessed value
- A homeowner with an averaged assessed home of \$6,000 would see an increase of $\approx \$27.18$

Adopting Option 2: (exclude SS from income calculation)

- A non-exempt homeowner would see an increase of $\approx \$0.67$ per \$100 of assessed value
- A homeowner with an averaged assessed home of \$6,000 would see an increase of $\approx \$40.20$

Notes

- If adopted by March 1, 2025, the exemption will begin in the 2025-26 school year