
Overview of Real Property Tax Law

Section 467

Exemption for Persons Aged 65 & Over with Limited Income

Section 459-c

Exemption for Persons with Disabilities and Limited Income

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Definition of Income

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Real Property Tax Law Section 467

Provides for a partial exemption from real property taxation for qualifying individuals aged 65 and over with limited income.

Income levels to receive this exemption are determined by each taxing jurisdiction, up to the amounts authorized by Real Property Tax Law.

The Board of Education has previously established the maximum income amount of \$29,000 for qualifying individuals to receive the maximum partial exemption of 50%.

Sliding scale reducing the partial exemption to 5% based upon higher income, which is capped at less than \$37,400.

There are currently 267 parcels receiving a reduction in assessed valuation of \$4,172,527.

Impact of Granting Partial Tax Exemptions

- Reduces the property tax due for those qualifying individuals.

- Shifts the property tax burden from those taxpayers granted relief to those taxpayers not qualifying for an exemption.

The taxing jurisdiction receives the full amount of tax levy authorized by the board.

Recent NYS legislation has redefined how income is to be calculated for vulnerable low-income taxpayers, which includes both senior citizens and persons with disabilities.

Option 1

Excludes certain non-taxable social security benefits from the calculation of income. Choosing this option would cause an increase in qualified applicants.

Shifts burden to those not qualifying

Option 2

Includes all federally taxable IRA distributions and annuity payments in the calculation

Since this legislation redefines income, sufficient data is not available to determine the impact of adopting any one of the three options, however Option 2 does serve to minimize the impact to those taxpayers not qualifying for the exemptions.

