

New York State Property Tax Rebate Checks

The property tax freeze credit is a tax relief program that reimburses qualifying New York State homeowners for increases in local property taxes on their primary residences. The program encourages local governments and school districts to comply with the tax cap and develop approved government efficiency plans to reduce costs.

2015 property tax freeze checks

For 2015, the credit will apply to increases in school taxes **and** municipal taxes, including counties, cities, towns, villages and special districts. In 2014, the credit only applied to increases in school taxes.

The Tax Department will mail checks to eligible homeowners. If you're eligible, you do not need to do anything to receive the check. The Tax Department will review eligibility data and calculate the credit.

Who's eligible for 2015

To receive the credit for 2015:

1. You must receive the STAR property tax exemption.
 - The property must be the homeowner's primary residence.
 - The total household income must be \$500,000 or less.
2. Your home must be located in a taxing jurisdiction that has complied with the New York State Property Tax Cap. In addition to complying with the property tax cap, in 2015 school districts must also have developed Government Efficiency Plans to reduce costs and had them approved by the Division of the Budget.

Credit amounts

As a general rule, the freeze credit will fully reimburse you for increases to your property taxes. The freeze credit will be the greater of:

- the actual increase in the homeowner's tax bill, or
- the previous year's tax bill multiplied by an inflation factor (the lesser of 2% or inflation).

If your tax bill goes down, stays the same, or increases less than the inflation factor, you will receive a credit equal to the previous year's tax bill multiplied by the inflation factor.

Exceptions

The credit will not reimburse homeowners for increases that are the result of:

- improvements to the property that increase its value,
- changes in a property's exemption status, or
- a jurisdiction-wide reassessment to the extent the increase in the property's assessed value exceeds the average change in assessed value.

Note:

To see which towns/cities qualified: <http://lohud.nydatabases.com/database/new-york-property-tax-rebate-status>

For more information, go to : https://www.tax.ny.gov/pit/property/property_tax_freeze.htm