



To: Town Supervisors, Town Clerks  
City Mayor, City Manager  
Village Mayors, Village Clerks  
From: Jay Franklin  
Date: October 16, 2024  
Re: Real Property Tax Exemptions

I would like to inform you that on October 15th, the Tompkins County Legislature increased the exemption limits on two real property tax exemption statutes.

I would like to emphasize that the actions taken by the County Legislature regarding the adoption of exemptions or adjustments to limits do not directly influence your decision-making process concerning exemptions or limits for your municipality. You retain the authority to determine what is most appropriate for your community. However, from my experience in the Department of Assessment, I understand that local municipalities often prefer to be informed of county decisions before determining the best course of action for their respective areas. As the Director of Assessment, my role is not to advocate for or against any specific exemption, but rather to ensure you have access to the necessary information. I am more than willing to attend any Board meeting or answer any questions you may have, so please do not hesitate to reach out at any time.

Additionally, I have included the documentation I provided to the Tompkins County Legislature. While the analysis is specific to the county, the information regarding the exemption is broadly applicable. I have also included the current scales for each of the relevant exemptions.

In summary, I will outline the actions taken by the County on October 15th.

#### Real Property Tax Law Section 459-c & 467 – Low-income Disabled Individuals and Seniors

In 2022, NYS allowed an increase in the maximum income allowed for a 50% exemption from \$29,000 to \$50,000. For the 2023 Assessment Roll, the County increased their income limits from \$29,000 to \$35,000. They have now increased that limit to **\$36,500**. If you would like to know the effect of increasing your exemption scale, please contact me and I can run analysis of what would happen to your tax base, tax rate, and impact on the median single-family home in your municipality.

#### Real Property Tax Law Section 458-a – Alternative Veteran's Exemption

Tompkins County has not raised the exemption cap for the Alternative Veteran's Exemption since 2000. As market values have increased, most Alternative Veteran's Exemptions that have been granted will hit the capped level. Tompkins County voted to increase the exemption amounts to **\$21,000 for a Wartime Veteran, \$35,000 for a veteran who served in a combat theater, and \$70,000 for a disabled veteran.**