



NEW YORK STATE SENATOR

David Carlucci

## Senator Carlucci Presents Orangetown Supervisor With Pen Certificate For Homestead Bill

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| ISSUE: **PROPERTY TAXES**



Orangeburg, NY – Senator David Carlucci (D-Rockland /Westchester) today presented Orangetown Supervisor Chris Day with a pen certificate, showing a new homestead bill (S.7990/A.9729) to protect Orangetown taxpayers has been signed into law.

The legislation limits the shift between residential and commercial properties in Orangetown to no more than 1% from the previous year.

This will protect taxpayers from sudden changes in their tax burden.

At Monday's presentation, Senator Carlucci thanked Day for his support of the legislation as he presented him with the certificate from the Governor's office.

"The law will offer taxpayers predictability so they can better plan and budget for their annual tax bills. I thank the Governor for signing the bill into law and presenting this pen certificate is a nice culminating moment. Assemblywoman Jaffee and I appreciate Supervisor Day's support and lobbying efforts to get this legislation passed," said Senator David Carlucci.

"We thank Senator Carlucci and Assemblywoman Jaffee for their work getting this done. By allowing the town to eliminate wild shifts in tax proportions from commercial to residential properties and vice versa, our residents will better be able to see the direct impact of budgeting decisions made at Town level, as opposed to being held hostage to the whims of a state-imposed formula," said Orangetown Supervisor, Chris Day.

Most towns in New York State do not divide their tax levy into homestead and non-homestead, instead having a single rate for all types of property.

Towns that do, however, run the risk of changes in value in one type of property pushing more of the tax burden onto that type of property, resulting in tax hikes that were not passed by any legislative body.

By creating a band that limits the shift, it allows changes in value to be recognized while not doing so in an extreme manner.