



NEW YORK STATE SENATOR

David Carlucci

Governor Signs Jaffee, Carlucci Homestead Bill Protecting Orangetown Taxpayers from Unexpected Tax Increases

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| ISSUE: **PROPERTY TAXES**



Pearl River, NY – Assemblywoman Ellen Jaffee (D-Suffern) and Senator David Carlucci (D-Rockland /Westchester) today announced that the Governor signed into law their bill (A.9729/S.7990), which amends New York State real property tax law to limit the shift between classes of taxable property in the town of Orangetown.

Normal fluctuations in the local economy can result in an additional and unexpected tax burden for residents, even in a year when the town is able to keep taxes down overall. Limiting the shift in the tax burden between residential and commercial properties to no more than 1% from the previous year will help residents better plan and budget for their annual town tax payments.

"Thank you, Governor Cuomo for supporting our legislation and signing it into law.

Easing the tax burden on Orangetown businesses and home owners by protecting them from surprise increases, will provide these hardworking taxpayers with a bill they can anticipate and budget for," said Assemblywoman Ellen Jaffee.

"We thank the Governor for signing this legislation into law. It will offer hardworking middle class families and small businesses tax relief in Orangetown. Now taxpayers will be protected against sudden and unexpected changes," said Senator David Carlucci.

"This legislation will be key to ensuring a stable and predictable tax bill for Orangetown's taxpayers. 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.

"Considering what the federal government has done with capping the SALT deduction, they have put another burden on homeowners. Anything we can do to offset this helps, and the state should be looking for more ways to help homeowners," said Grand View-On-Hudson Mayor Larry Lynn.

"The Village of Piermont would like to thank Senator Carlucci and Assemblywoman Jaffee in getting this bill passed through the legislature, and to Governor Cuomo for signing it,"

said Piermont Mayor, Bruce Tucker.”

Nyack Mayor Don Hammond also thanked Assemblywoman Jaffee and Senator Carlucci for their efforts.