

TOWN OF UNION ADOPTS HOME IMPROVEMENT EXEMPTION

2010 WILL BE A GREAT TIME TO MAKE HOME IMPROVEMENTS

At the October 21, 2009 town board meeting, the Town of Union Board approved the 421-f Home Improvement Exemption for a limited period of time, (from March 1, 2010 through March 1, 2011).

If a property owner of a one or two family home has any thoughts of adding an addition, a new deck, an additional bathroom, a new garage, etc., this exemption should encourage them to do so by lessening the property tax burden for it.

We have already had feedback from several town residents who have told us they are planning projects next year as a result of this action. If you are thinking along these lines, this limited time exemption should serve as a great incentive to act.

The following is a summary of how the exemption will work:

HOME IMPROVEMENT EXEMPTION **(RPTL Section 421-f)**

SUMMARY

- 1. Only one and two family residences qualify.**
- 2. The exemption covers only the period from taxable status date of march 1, 2010 through March 1, 2011 and will only apply to building permits issued in that said period and for work that is actually completed on or before March 1, 2011.**
- 3. The exemption terminates immediately if the property is sold/transferred other than to an immediate family member.**

4. Value of the improvement must exceed \$3,000, but the maximum value of the improvement for which the exemption would apply cannot exceed \$80,000, although the total value of the improvement itself may exceed \$80,000.
5. Ordinary maintenance and repairs do not qualify.
6. The greater portion of the property, (that part prior to the project), must be at least five years old.
7. The exemption does not apply to special district charges.
8. EACH TAXING AUTHORITY, (town, county, school , village), DECIDES INDEPENDENTLY WHETHER OR NOT TO GRANT THE EXEMPTION FOR THEIR TAXES. THE TOWN HAS APPROVED THIS EXEMPTION, AND THE SCHOOL DISTRICTS AND VILLAGES HAVE RECEIVED COPIES. THOUGH THEY APPEAR TO BE ENTHUSIASTIC AND PLAN TO CONSIDER IT, THEY HAVE NOT YET APPROVED THE EXEMPTION.
9. The exemption lasts for eight years. The first year it is 100% of the assessment increase for the improvement. It then is reduced 12.5% each year through its term.
10. To obtain the exemption, application must be made with the Town of Union Assessment office between January 1, 2011 and March 1, 2011 on the prescribed New York State exemption forms.

BENEFITS

The exemption encourages property owners to make improvements, thus hopefully keeping neighborhoods viable and attractive.

LIMITED PERIOD

This exemption is adopted to cover only the period from taxable status date March 1, 2010 through March 1, 2011. It will only apply to building permits obtained through that period, and work that is completed by March 1, 2011.

Click [here](#) to download the .pdf application form from ORPS.