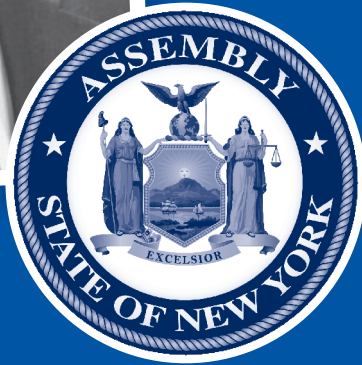


Assemblyman Zebrowski



Providing property tax relief has always been one of Assemblyman Zebrowski's top priorities. During this legislative session, Ken continued to work to bring relief to Rockland residents by supporting new rebate programs, tax cuts for middle class families, and led the opposition to making major changes to the STAR program.



Tax Relief Update 2016

Bringing Homeowners Real Results for Property Tax Relief

STAR Rebate

Homeowners who qualify for the STAR exemption will also be eligible for a four-year rebate program for households that make less than \$275,000 a year:

- Residents living in municipalities where the school district and local governments have complied with the tax cap will qualify for this property tax relief program.
- In the first year of the program, homeowners who qualify for STAR can expect to receive a rebate check for \$130 in the fall of 2016, sometime in October.
- In the following three years, the checks will be a percentage of the homeowner's STAR exemption, based on the homeowner's income.

Middle Class Tax Cuts

During budget negotiations, Ken supported middle class tax cuts that were enacted as a part of the 2016-17 final budget.

- The budget will provide relief to middle class families by cutting personal income taxes by \$270 million in 2018 compared to 2017 tax rates.
- The cuts will help families by reducing tax rates incrementally, and by 2025, the full phase-in will result in a total of \$3 billion in savings.
- These tax cuts will benefit up to 6 million working and middle class families throughout New York State.

Property Tax Freeze Credit

- Beginning in 2014, the Property-Tax Freeze Credit has now finished two of its three years. Qualified residents who receive STAR should have received their check earlier this year.
- Next year, in 2017, homeowners will get a check covering the growth in property taxes from their local governments if they stayed under the 2% tax cap.

Changes to the STAR Exemption

- The Legislature successfully restored the growth factor for STAR allowing an annual increase in tax savings.
- Assemblyman Zebrowski led the opposition to the changes to the STAR program that affects new homeowners. In collaboration with Real Property Tax Chair Sandy Galef, they organized a coalition of legislators to push back against the proposals. In addition, they introduced legislation that would repeal the changes.
- Despite Ken's opposition, for new homeowners, STAR will be converted from an on bill reduction to an exemption check. Ken felt the current system was more simple for homeowners, however, new homeowners will still get the full amount of the exemption, but as a check.
- Homeowners that purchased their home after August 1, 2015 must register with the NYS Department of Taxation and Finance to receive their check.
- Those that also purchased their home between May 1, 2014 and August 1, 2015 that bought their home after the 2015 STAR application deadline or did not apply for the STAR exemption for their home by the 2015 application deadline will also need to register with the Department.
- Residents who bought their home prior to May 1, 2014 do not need to register; they will continue to receive the upfront exemption.

Ken is opposed to these changes to the STAR program, he will continue to push his bill that would repeal the changes and seek other methods that look to reverse the changes.

Assemblyman Kenneth P. Zebrowski

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