

## LOCAL LAW NO. 8 of 2016

A Local Law known and cited as the Residential Reassessment Exemption

Be it enacted by the Town Board of the Town of Ossining as follows:

**SECTION 1.** Purpose and Intent. The Town recently completed a comprehensive reassessment of all of the properties located in the Town, including within the Incorporated Villages of Ossining and Briarcliff Manor. This is the first reassessment the Town had undertaken in over 40 years. As a result of this reassessment, the assessed value of some of the properties within the Town will increase substantially, which will consequently result in much higher property tax bills for those properties. While the reassessment was necessary in order to maintain equity and accuracy throughout the Town, the Town Board recognizes that those property owners whose tax bills will increase substantially, through no fault of their own, may be detrimentally affected and may not be able to pay the full increase in taxes reflected in the adjusted assessment. The State Legislature has also recognized this possibility, and as a result passed legislation effective July 5, 2016 adding section 485-s to the New York Real Property Tax Law entitled “Residential reassessment exemption.” This legislation authorizes the Town Board to pass a local law establishing a reassessment exemption for certain property owners within the Town to phase in the tax increases over three years, which is the purpose of this local law.

### **SECTION 2.** Residential Reassessment Exemption

A. Eligibility. In order to be eligible for this Residential Reassessment Exemption, a property must:

1. Be located within the Unincorporated area of the Town of Ossining or the Incorporated Villages of Briarcliff Manor or Ossining;
2. Satisfy all of the criteria for an “eligible residential property” set forth in NY Real Property Tax Law §§ 485-s(2)(a) and 485-s(4)(c) and any future amendments, additions or modifications to these sections;
3. Have a reassessed value that is at least 25 percent greater than the equalized assessed value of the property for the 2015 final assessment roll; and
4. Not have any building code violations.

B. Applications. Owner(s) of real property seeking to have the Residential Reassessment Exemption applied to their property shall submit a completed application and all required documents and information to the Town of Ossining Assessor’s Office by 4:30pm on September 15, 2016. The Assessor’s Office shall not consider any applications or additional materials submitted after this date and time. The application form and a list of all required documents and information shall be available to the public in the Assessor’s Office and on the Assessor’s website beginning on or before August 1, 2016.

- C. Assessor. The Assessor is authorized to and shall review the applications, grant or deny the exemptions, calculate the exemptions, implement the exemptions and discontinue the exemptions, all in accordance with NY Real Property Tax Law §§ 485-s.
- D. Exemption Calculation. The Residential Reassessment Exemption shall be calculated and applied as set forth in NY Real Property Tax Law §§ 485-s(3) and any future amendments, additions or modifications thereto.
- E. Term. This Local Law shall be in effect until December 31, 2018.

**SECTION 3.** Validity. The invalidity of any provision of this Local Law shall not affect the validity of any other portion of this Local Law which can be given effect without such invalid provision.

**SECTION 4.** Superseding Other Laws.

- A. All laws, ordinances, rules and regulations of the Town are modified and superseded by this Local Law with respect to their application to the properties designated under this Local Law for the term of this Local Law.
- B. This Local Law shall modify and supersede, with respect to the properties covered by this Local Law and, for the term of this Local Law, the provisions of Article 16 of the Town Law of the State of New York.

**SECTION 5.** Effective Date. This Local Law shall take effect immediately upon filing in the office of the Secretary of State, and is subject to review and renewal by resolution of the Town Board for an additional period of time, effective immediately.

BY ORDER OF THE TOWN BOARD OF  
THE TOWN OF OSSINING