



Application for Conservation Easement Agreement Exemption: Certain Towns (Guilderland and Danby)

Attach a copy of the conservation easement agreement as adopted by the town board.

File this form with your local assessor by March 1.

Do **not** file this form with the Office of Real Property Tax Services.

Name(s) of owner(s)		
Mailing address of owner(s) <i>(number and street or PO Box)</i>		Location of property <i>(street address)</i>
City, village, or post office	State ZIP code	City, town, or village State ZIP code
Daytime contact number	Evening contact number	Tax map number of section/block/lot: Property identification <i>(see tax bill or assessment roll)</i>
Email address		

Mark an **X** in the appropriate box.

1. Conservation easement encumbers:

- the entire parcel identified above
- a portion of the parcel identified above (attach survey or other documentation identifying the portion subject to easement)

2. The property to which the conservation easement applies is subject to a commitment for the preservation of open space for open area for a period of:

- 15 to 29 years
- 30 to 49 years
- 50 to 75 years
- perpetuity

Certification

I (we), _____ hereby certify that the information on this application and any accompanying pages constitutes a true statement of facts.

Signature <i>(All owners must sign this application)</i>	Phone number	Date

Return this form to the **local assessor** by the taxable status date. *(See Deadline below.)*

For Assessor's Use Only

1. Date application filed: _____
2. Applicable taxable status date: _____
3. Action on application: Approved Disapproved
4. New parcel identification if exemption applicable to portion of property only: _____
5. First assessment roll to which exemption is to be applied: _____
- 6a. Last assessment roll to which exemption is to be applied: _____
- 6b. Exemption is to be gained in perpetuity
7. Amount of exemption in first year: _____

	Percent	Amount
County		\$
City/Town		\$
School District		\$

Assessor's signature	Date
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Instructions

Authorization for exemption

Real Property Tax Law § 491-b authorized the Towns of Guilderland and Danby to adopt a local law offering a partial tax exemption from town taxes and town special ad valorem levies to property subject to a conservation easement agreement between the property owner and the town. Albany County and Tompkins County, and any school district in which the Towns of Guilderland and Danby are partially located, may also offer the exemption by adoption of a county local law or school district resolution.

Duration and computation of exemption

The percentage of exemption to be granted is dependent on the length of the commitment in the conservation easement agreement. The following table illustrates the computation of the exemption:

Commitment	Percentage of exemption
15 to 29 years	50%
30 to 49 years	75%
50 to 75 years	85%
Perpetual	90%

The conservation easement agreement cannot be canceled unilaterally by the town or the property owner, although the property owner may petition the Town Board for cancellation for good cause. If a conservation easement is violated or canceled upon petition, a payment will be assessed against the property equal to five times the taxes saved in the last year the property benefitted from the conservation easement agreement, plus interest

of 6% per year compounded for each year in which the exemption was granted, not to exceed five years.

Applicable charges

The partial exemption applies to town taxes and town special ad valorem levies. It also applies to county taxes and county special ad valorem levies, and school taxes where applicable.

Where to file

Applications for the partial exemption must be filed with the town assessor, **not** with the Office of Real Property Tax Services.

Deadline

The application must be filed in the Town Assessor's Office on or before the applicable taxable status date. In the Towns of Guilderland and Danby, the taxable status date is March 1.