New York State law (section 459-c of the Real Property Tax Law) gives local governments and public school districts the option of granting a reduction in the amount of property taxes paid by qualifying persons with disabilities.

To qualify, persons with disabilities generally must have certain documented evidence of their disability and meet certain income limitations and other requirements. They also must file the exemption application with their local assessor by the appropriate filing date. The telephone number for the assessor can be found in the “blue pages” of the telephone directory. Assessor information also is available on the internet website of the State Office of Real Property Tax Services at www.tax.ny.gov.

The basic exemption is a 50% reduction in the assessed value of the legal residence of the qualifying disabled person. For the basic exemption, the law allows each county, city, town, village, or school district to set the maximum income limit at any figure between $3,000 and $29,000.

Localities have the further option of giving exemptions of less than 50% to persons with qualifying disabilities whose incomes are more than $29,000. Under this option, called the “sliding-scale” option, a qualifying owner can have a yearly income as high as $37,399.99 and get a 5% exemption in places that are using the maximum limit.

Please check with your local assessor or the clerks of the local governments and school district involved to determine which local options, if any, are in effect.

Please note that if the property is receiving an exemption under the low-income senior citizens exemption (section 467 of the Real Property Tax Law), it cannot also receive an exemption under this law for the same property.

Q.  What are the residency and occupancy requirements?
A.  To be eligible, an applicant must have a physical or mental impairment, not due to current use of alcohol or illegal drug use, that substantially limits that person’s ability to engage in one or more major life activities, such as caring for one’s self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning or working.

The applicant must submit one of the following:
• An award letter from the Social Security Administration certifying the applicant’s eligibility to receive Social Security Disability Insurance (SSDI) or Supplemental Security Income (SSI).
• An award letter from the Railroad Retirement Board certifying the applicant’s eligibility to receive railroad retirement disability benefits.
• A certificate from the State Commission for the Blind and Visually Handicapped stating that the applicant is legally blind.
• An award letter from the United States Department of Veterans Affairs stating that the applicant is entitled to a veterans disability pension.

If the award letter or certificate states that the applicant’s disability is permanent, there will be no need to refile evidence of disability in future years if renewal of the exemption is sought.

Q.  What are the income requirements and what is considered income?
A.  The income of the owner, or the combined income of all of the owners, must not exceed the maximum limit.

Q.  What if the property is held in a life estate or trust?
A.  Yes. All of the owners must be persons with disabilities. Exceptions are made in cases where the property is owned by husband and wife, or by siblings. In those cases, only one needs to have a disability.

Q.  Can qualified residents of cooperative apartments receive the exemption?
A.  Yes. Municipalities that offer the exemption may offer it to otherwise qualified persons who are tenant-stockholders of a cooperative apartment corporation. Any exemption granted will be credited by the taxing authority against the assessed value of the property. The reduction in property taxes resulting from the exemption will be credited by the cooperative apartment corporation against the amount of such taxes otherwise chargeable to the tenant-stockholder.

Q.  What are the general requirements to qualify for this exemption?
A.  The requirements are based on the person’s disability, ownership status, residency and occupancy status, and income.

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• interest (including non-taxable interest on state and local bonds),
• total dividends, net earnings from farming, rentals, business or profession (including amounts claimed as depreciation for income tax purposes),
• income from estates or trusts,
• gains from sales and exchanges,
• the total amount received from governmental or private retirement or pension plans,
• annuity payments (excluding amounts representing a return of capital),
• alimony
• unemployment insurance payments,
• workers’ compensation, etc.

Income does not include:
• Supplemental Security Income,
• moneys received pursuant to the federal Foster Grandparent Program,
• welfare payments,
• inheritances,
• a return of capital, or
• reparation payments received by Holocaust survivors.

Municipalities have the option to permit applicants to subtract from their incomes all medical and prescription drug expenses that are not reimbursed or paid by insurance.

If the owner is an inpatient in a residential health care facility, the owner’s other income is not considered income in determining exemption eligibility if it does not exceed the amount paid by such owner, spouse, or co-owner for care at the facility. Proof from the facility of the amount paid for an owner’s care must be submitted with the exemption application.

Q. Are Social Security payments received by an owner as representative payee of another considered income to the recipient?

A. No. If the recipient can prove that the monies he or she receives are paid on behalf of another, such as the recipient’s disabled adult child, those monies received in a fiduciary capacity are not considered income to the recipient.

Q. Can the exemption be granted for school taxes if a child resides on the property and attends any public school in the district or in another school district?

A. Yes, but only if a school district allowing the exemption also adopts a separate resolution to allow the exemption on such property. Moreover, the school district resolution authorizing the exemption must provide that satisfactory proof is required that the child was not brought into the residence primarily for the purpose of attending a particular school within the district.

Q. Where must the application be filed?

A. The application form (RP-459-c) must be filed with the city, town or village assessor for partial exemption from city, town and village property taxes. File with the town assessor for partial exemption from county or school district taxes, or from village taxes in villages that do not assess property.

There are exceptions for Nassau County and Tompkins County, which are county assessing units. In Nassau County, applications for exemption from county, town, or school taxes should be filed with the Nassau County Department of Assessment. In Tompkins County, applications for exemption from county, city, town, village, or school district taxes should be filed with the Tompkins County Division of Assessment.

Q. What is the deadline for filing?

A. The application generally must be filed in the local assessor’s office on or before the appropriate taxable status date. This date in most towns is March 1. In Nassau County, it is January 2. Westchester County towns have either May 1 or June 1 taxable status date; contact the assessor. In cities, such date is determined from charter provisions. In New York City, applications for this exemption must be filed on or before March 15. The date in most assessing villages is January 1, but the village clerk should be consulted for variations.