What is the Senior Citizens’ Exemption?
The Senior Citizens’ Exemption is a benefit program that reduces your property taxes by 50%. If you’re 65 or older and earn $29,000 or less, you may be eligible.

Who offers the Senior Citizens’ Exemption?
Any local government or school district could offer the exemption. This means your county, town, and school taxes could all be reduced by qualifying for this exemption. To see if your localities or school district participates, contact your local assessor, city or town clerk, or school district.

Who is eligible?
You must meet the following requirements to qualify:

- **Age:**
  - You and all other owners must be 65 or older.
  - If you co-own the property with a spouse or sibling, only one of you needs to be 65 or older.

- **Ownership:**
  - You must own the property for at least 12 consecutive months prior to applying.

- **Residency:**
  - You and all other owners must occupy and use the property as your primary residence.

- **Income:**
  - You and all other owners must have combined income no greater than the maximum limit set by the local government or school district.
  - The maximum limit can be as low as $3,000 or as high as $29,000.
  - Some localities offer a reduced benefit if your income is greater than the maximum limit.

- **How much will I save in tax dollars?**
The senior exemption works by reducing your property’s taxable assessment by 50%. Your tax savings is thus 50% of your property’s taxable assessment multiplied by the applicable tax rate. Some local governments offer a “sliding scale” option if your income exceeds the maximum limit. For example, a county may allow a 5% exemption for income as high as $37,399.99.

- **How do I apply?**
  - File your application with your local assessor. Use Form RP-467 for your initial application and then use Form RP-467-Rtw to renew your application each year afterwards. After five consecutive years of eligibility, you may not need to annually renew your application, if allowed by local option. Instead, you may file an affidavit to your local government or school district. Use Form RP-467-aff/c2 for your local government and use Form RP-467-aff/s for your school district.

- **Where can I get these forms?**
  - All forms are available on our Web site at www.tax.ny.gov. You may also get these forms at the assessor’s office.

- **What is the deadline for applying?**
  - You must mail or hand-deliver your application to the assessor’s office by the taxable status date. In most municipalities, this date is March 1, but it varies in some cities or counties. Some municipalities accept late applications in certain hardship cases or for exemption renewals.

- **How do I find the taxable status date?**
  - Visit http://orps.tax.ny.gov/MuniPro. The Web site also provides assessor telephone numbers and additional information for your municipality. We recommend you check the taxable status date on the Web site and then confirm it by contacting your assessor. Nassau County has an option to accept applications beyond its taxable status date of January 2. For New York City, the deadline is March 15.

- **How is age defined?**
  - The age requirement is 65 or older as of the calendar year.
- annuity payments (excluding amounts representing a return of capital),
- alimony,
- unemployment insurance payments,
- disability payments,
- workers compensation, etc.

Income does not include:
- Supplemental Security Income,
- welfare payments,
- gifts, inheritances,
- payments received as participants in the Federal Foster Grandparents Program,
- a return of capital, or
- reparation payments received by Holocaust survivors.

Do I need to submit proof of income?
Yes. Submit any federal or state income tax returns filed by you and any other owners for the preceding year. You may also be required to submit statements of payments made by the Social Security Administration, bank statements, rent receipts or other documents to prove your statement of income.

Are medical and prescription drug expenses deductible?
Local governments have the option to allow medical and prescription drug expenses to be subtracted from total income. This does not include expenses reimbursed or paid by insurance. Proof of expenses and reimbursement must be submitted with the application.

Are veterans’ disability payments deductible?
Local governments have the option to allow veterans’ disability payments to be subtracted from total income. Attach proof of receipt of the amount being deducted.

How is income treated for an owner in a nursing home?
The owner’s income will not be counted, unless it exceeds the amount paid by such owner, spouse or co-owner for care at the nursing home. Proof from the facility of the amount paid for an owner’s care must be submitted with the application.

How are individual retirement accounts (IRAs) treated?
For the purposes of the senior exemption:
- contributions to an IRA are not deductible,
- earnings on IRAs are included as income, and
- distributions from IRAs are excluded from income.

Does income include the proceeds of a reverse mortgage?
No. However, when such proceeds are invested, any interest or dividends from such investment should be considered as income.

If I receive the Senior Citizens’ exemption, am I also eligible for the STAR exemption?
Yes. If you qualify for the Senior Citizens’ exemption, you automatically qualify for the Enhanced School Tax Relief (STAR) exemption. You won’t need to file a separate STAR application. The assessor will apply the STAR exemption for you.

Can I receive both the Exemption for Persons with Disabilities and the Senior Citizens’ exemption?
No. Your property cannot benefit from both exemptions. Instead, you must choose the more beneficial exemption.

If the property has other partial exemptions (such as veterans or clergy), will it be eligible for this exemption?
Yes. The senior citizen exemption is applied after all other partial exemptions have been deducted, with one exception—the STAR exemption is always deducted last, in order to maximize your benefit.

Can the exemption be used for school taxes if a child lives in the home and attends school?
No, unless:
1. the child attends a private or parochial school, or
2. the school district opts to offer the exemption even when a child living in the home attends public school. However, the child must not have been brought into the residence for the purpose of attending a particular school within the school district.