

Vacant Property Owner Assistance

The City of Auburn has several programs available to assist property owners rehabilitate and maintain their properties. Some of these programs are outlined below. Additional information about these programs can be obtained through the Planning Department at 24 South St or by phone at (315) 255-4115.

Home Repair Assistance Program

- Low interest (0% to 3%) loan available to qualified income eligible homeowners and investors. Loan term negotiable up to 25 years.
- Loan funds are used to address code violations, exterior improvements, emergency repairs and energy efficiency projects on the property.
- Cayuga County Homsite provides construction management for the program.
- Emergency Home Repair Assistance Program also available for emergency repairs up to \$5,000. Must have exhausted all other resources.

Real Property Tax Exemption for Capital Improvements

- Section 421-f of the Real Property Tax Law authorizes a partial exemption from real property taxation of the increases in assessed value attributable to reconstruction, alterations or improvements.
- Property must be a one or two family residence
- The greater portion of the residence must be at least 5 years old.
- The value of such reconstruction, alteration or improvement must exceed the sum of \$3000.
- For more information go to Real Property Tax Exemption for Capital Improvements to Residential Property

Residential Capital Improvements in City of Auburn, Cayuga County

- Section 421-ff of The Real Property Tax Law authorizes the governing body of a city to adopt a local law offering a partial tax exemption from city taxes to residential properties that are reconstructed, altered or improved.
- Adoption of the partial exemption does not apply to county or school district taxes, special ad valorem levies or special assessments. The property owner must meet the following requirements:

Benefits of this exemption are reserved exclusively for buildings used for residential purposes, and which are reconstructed, altered, or improved after the effective date of the local law adopting the exemption.

Such a project must be documented by a building permit, if required, or other appropriate documentation as required by the assessor (Item 5a)

A basic exemption benefit is available on projects not meeting “green building” standards. To receive enhanced level of exemption benefits, the project must meet a certification standard adopted by the city council, determined to be equivalent to the certification for the categories of certified/silver, gold, or platinum for meeting green building standards as established by the Leadership in Energy and Environmental Design (LEED).

The assessor must determine whether the project meets eligibility requirements for the exemption at the time of application.

If enhanced level of exemption benefits are being sought, a certification that the reconstruction, alteration, or improvements meet(s) the approved LEED equivalent standard must accompany the application

The value of residential reconstruction, alteration, or improvement project must exceed \$7,500

Costs attributable to ordinary maintenance and repairs are not eligible for the exemption

The eligible project may not commence until after the date on which the city’s local law has taken effect

Completion of project must be demonstrated by a certificate of occupancy (Item 5e)

The exemption granted on a reconstructed, altered, or improved residential building ceases if such building is no longer used primarily for residential purposes.

REAL PROPERTY TAX EXEMPTION FOR RESIDENTIAL-COMMERCIAL URBAN EXEMPTION PROGRAM

- Section 485-a of the Real Property Tax Law, at local option, authorizes a declining 12 year partial exemption from real property taxation and special ad valorem levies for non-residential property converted to a mix of residential and commercial uses. The property must be located in a city (other than New York City), a town, or a village.
- An eligible conversion must have a cost in excess of \$10,000 or a higher amount stated in the local law adopted by the city, town, or village. The assessor can tell you the minimum cost required in your city, town, or village. The exemption applies only to construction commenced subsequent to the date on which the local law adopted by the city, town, or village takes effect. The exemption does not apply to improvements for dwelling units in a hotel and also does not apply to ordinary maintenance and repairs.
- The exemption is calculated as a percentage of the “exemption base,” which is the increase in assessed value attributable to the conversion. The base should be determined for each year in which there is such an increase attributed to an eligible conversion. The exemption is to be calculated by the following method:

<u>Year of Exemption</u>	<u>Percentage of Exemption</u>
1 through 8	100% of Exemption Base
9	80% of Exemption Base

10	60% of Exemption Base
11	40% of Exemption Base
12	20% of Exemption Base

REAL PROPERTY TAX EXEMPTION FOR COMMERCIAL, BUSINESS OR INDUSTRIAL REAL PROPERTY

- Section 485-b of the Real Property Tax Law authorizes a partial exemption from real property taxation for commercial, business or industrial property constructed, altered, installed or improved subsequent to July 1, 1976 or a later date as specified in a county's, city's, town's, or village's local law or in a school district's resolution.
- The cost of such construction, alteration, installation or improvement must exceed \$10,000 or a higher minimum, not to exceed \$50,000, as may be provided in such local law or resolution. Ordinary maintenance and repairs do not qualify for exemption.
- The property must not be receiving or have received any other exemption authorized by the Real Property Tax Law with respect to the same improvements, unless during the period of the prior exemption, payments in lieu of taxes were made in amounts that were at least equal to the taxes that would have been paid had the property been receiving the section 485-b exemption.
- Generally the amount of the exemption in the first year is 50% of the increase in the assessed value attributable to the improvement. The exemption amount then decreases by 5% in each of the next nine years. This declining percentage continues to be applied to the increase in assessed value determined in the first year of the exemption, unless there is a change in level of assessment for an assessment roll of 15% or more, as certified by the Office of Real Property Tax Services, in which case an adjustment is required. A municipality which restricts the exemption to specific types of property and geographic areas may establish a different exemption schedule (i.e., 50% for one, two and three; 40, 30, 20% in years four, five and six; 10% in years seven, eight and nine; and 5% in year ten). Consult your assessor to ascertain the specific schedule or schedules that apply.

Additionally, if your property is a qualifying historic structure, the following programs from the City and NYS may be available to you:

- NYS Office of Parks, Recreation & Historic Preservation Tax Credit Programs- <http://nysparks.com/shpo/tax-credit-programs/> . Owners of historic income-producing real property, owner occupied homes, and barns may qualify for an income tax credit for rehabilitating the property. Tax Credit Program ends December 31, 2019. Contact City Planning for more information (315) 255-4115.

- City of Auburn Code Chapter 265: Taxation, Article VIII: Exemption for Historic Properties- <http://ecode360.com/8970769> . This real property tax exemption for historic properties is intended to apply to alterations or rehabilitation of historic property. Contact City Assessor Office for more information (315) 255-4125.