

LOCAL LAW PERMANENT 11 OF 2010

LOCAL LAW INTRODUCTORY. NO. 5 OF 2010

"A LOCAL LAW AMENDING CHAPTER 185 TAXATION, TO ADD ARTICLE XVII EXEMPTION FOR HOME IMPROVEMENTS"

BE IT ENACTED, by the County Legislature of the County of Broome as follows:

Section 1 Article XVII shall be and hereby is adopted to read as follows:

ARTICLE XVII Exemption for Home Improvements

§185-103 Purpose The purpose of this exemption is to encourage owners to make improvements and thus to keep neighborhoods viable and attractive.

§185-104 Exemption. Residential buildings reconstructed, altered or improved subsequent to March 1, 2011 shall be exempt from taxation to the extent provided hereinafter

§185-105 Exemption Criteria.

- A. Only one-family and two-family residences qualify.
- B. This exemption covers only the period from taxable status date of March 1, 2011, through March 1, 2012, and will only apply to building permits issued in that said period and for work that is actually completed on or before March 1, 2012.
- C. Exemption terminates immediately if the property is sold/transferred other than to an immediate family member, heir or distributee or ceases to be used for residential purposes.
- D. Value of the improvement must exceed \$3,000, but the maximum value of the improvement for which the exemption would apply cannot exceed \$80,000, although the total value of the improvement itself may exceed \$80,000.
- E. Ordinary maintenance and repairs do not qualify.
- F. The greater portion of the building reconstructed, altered or improved as determined by square footage must be at least five (5) years old.
- G. The exemption does not apply to special district charges.
- H. Each taxing authority (City, Town, Village, School District) decides independently whether or not to grant the exemption for such taxing authorities' taxes.
- I. The exemption is for eight (8) years. The first year, the exemption will be 100% of the increase in assessment due to the improvement, and thereafter, reduced by 12.5% per year for the remaining term of the exemption.
- J. Applications for exemption must be filed with the assessor who prepares the assessment roll used for the municipality in which the property is located between January 1, 2012, and March 1, 2012, on the prescribed New York State exemption forms.

Section 2 This Local Law shall take effect immediately upon filing with the Secretary of State.