

## **Real Property Tax Alert**

### **Nassau County Class 4 Commercial Property - Disputed Assessment Fund (“DAF”) Started with October 2016 School Bill**

**All Class 4 commercial** properties have been impacted by the increase in the school tax rate precipitated by DAF. For properties with pending 2016/17 tax certiorari proceedings, the school tax bill also has a DAF deduction (generally 10%) but this “savings” is short lived. That “deduction” will be added back to the 2017 General tax bill.

For landlords and tenants, DAF makes implementation of escalations even more confusing.

Many of your questions may be answered by referring to our May 2016 DAF Bulletin at [www.farrellfritz.com/nassau-county-commercial-real-property-tax-alert-2/](http://www.farrellfritz.com/nassau-county-commercial-real-property-tax-alert-2/) or Nassau’s link at [www.nassaucountyny.gov/DocumentCenter/View/16027](http://www.nassaucountyny.gov/DocumentCenter/View/16027).

### **A New STAR is Born for Some New Homeowners**

If you bought your home **before May 1, 2014** and already receive the STAR exemption:

- You are all set and nothing needs to be done.

If you bought your home **on or after May 1, 2014** and you met the STAR criteria:

- For **Nassau** – If you did not apply for STAR or applied after January 2015, you must apply online at [www.tax.ny.gov/star](http://www.tax.ny.gov/star) or call 518-457-2036.
- For **Suffolk** – If you did not apply or applied after March 1, 2015, you must apply as noted above.

For new applicants, instead of a STAR tax reduction resulting in a lowered school tax bill, you will pay the unreduced school tax and receive a refund check from New York State. For Nassau the check should come in October and for Suffolk in December.

Keep in mind that the Basic STAR is limited to those with an annual income of \$500,000 or less. If your income was above that amount and has now gone below the threshold, it is advisable to reapply as above.

Nassau County Assessment Calendar March 1, 2017: 2018/19 Grievance Filing Deadline	Taxes Affected	
	2017/18 School 2018 General	2018/19 School 2019 General
Exemption Filing Deadline	January 2, 2017	January 2, 2018
Grievance Filing	DEADLINE PASSED	March 1, 2017
Final Assessment Date	April 1, 2017	April 1, 2018
Deadline for Judicial Review	April 30, 2017	April 30, 2018
Taxes Due <b>NO LATER THAN:</b> School – 1 <sup>st</sup> half – 2 <sup>nd</sup> half General – 1 <sup>st</sup> half – 2 <sup>nd</sup> half	November 10, 2017 May 10, 2018 February 10, 2018 August 10, 2018	November 10, 2018 May 10, 2019 February 10, 2019 August 10, 2019

Suffolk County Assessment Calendar May 16, 2017: 2017/18 Suffolk Towns' Grievance Filing Deadline	Taxes Affected 2017/18
Exemption Filing Deadline	March 1, 2017
Grievance Filing Deadline	May 16, 2017
Final Assessment Date	July 1, 2017 or later
Deadline for Judicial Review	30 days after Final Assessment
Taxes Due <b>NO LATER THAN:</b>	1 <sup>st</sup> half – January 12, 2018 2 <sup>nd</sup> half – June 1, 2018

New York City Assessment Calendar	Taxes Affected 2017/18
Exemption Filing is Year Round	
Grievance Filing Deadline	March 1, 2017 (March 15 for Class 1)
Deadline for Judicial Review	No later than October 24, 2017
Taxes Due <b>NO LATER THAN:</b> Assessments \$250,000 or less – Quarterly Bills Greater than \$250,000 – Semi-Annual Bills	1 <sup>st</sup> half/quarter – July 15, 2017 2 <sup>nd</sup> quarter – October 15, 2017 2 <sup>nd</sup> half/3 <sup>rd</sup> quarter – January 15, 2018 4 <sup>th</sup> quarter – April 15, 2018

### Long Island Village filing and tax deadlines

There is no single date that summarizes the Long Island village filing and tax deadlines. Check with your village clerk or feel free to email us.

**If you have any questions regarding real property taxes, we would be happy to assist you.**

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