



Dramatic Changes to the STAR Program in Nassau County and Throughout NY State

The School Tax Assessment Relief (STAR) Exemption has been providing much-needed tax relief to Nassau County homeowners for quite some time. In recent years, Nassau County taxpayers were asked to apply for the STAR through the Nassau County Department of Assessment. However, a NY State Department of Taxation and Finance investigation into improperly obtained STAR Exemptions has resulted in the following dramatic changes:

1. Homeowners who are **applying for the STAR for the first time** now have to register with the NY State Department of Taxation and Finance. They can do so by **calling 518-457-2036 or logging on to www.tax.ny.gov/star**. Once registered, these homeowners will receive yearly “STAR Credit” refund checks, provided they don’t amend their deed or exceed income limits.
2. Taxpayers who **already have the STAR** will continue to receive it as an Exemption off their School tax bills, provided they don’t amend their deed or exceed income limits. These taxpayers will NOT be receiving a STAR Credit.
3. If a homeowner age 65 or older already has the Basic STAR and would like to file for the Enhanced STAR, they must do so by filing an application through the Nassau County Department of Assessment (www.nassaucounty.gov). If eligible, these homeowners will receive the Enhanced STAR as an Exemption off their School tax bills.
4. Homeowners who register for the first time with the NY State Department of Taxation and Finance will automatically be upgraded to the Enhanced STAR when they reach the age of 65, provided their income does not exceed that year’s Enhanced STAR limit. These taxpayers will receive STAR Credit refund checks.
5. If a home was purchased in 2016, the owner has until April, 2020 to register for the STAR Credit, retroactive to the 2016/17 tax year.
6. If a home is purchased in 2017, the owner has until April, 2021 to register for the STAR Credit, retroactive to the 2017/18 tax year.

If you hired Maidenbaum Property Tax Reduction Group, LLC to file your 2016/17 or 2017/18 STAR:

1. If you hired our company to file your STAR application for the 2016/17 tax year, we advise that you register with the NY State Department of Taxation and Finance by **calling 518-457-2036 or logging on to www.tax.ny.gov/star**, to ensure receipt of the STAR Credit.
2. If you hired us to file your STAR for the 2017/18 tax year, **we cannot proceed with the application process** because you have to register with the NY State Department of Taxation and Finance.

We are sending separate letters to homeowners who fall under these categories.

NEWS & NOTES

- 2016 2nd half General tax bills were recently issued to Nassau County homeowners. Payments are due to the Receiver of Taxes no later than August 10, 2016. Payments received after that date will be subject to penalties.
- The 2016/17 fiscal year is now underway. It began on July 1, 2016 and concludes on June 30, 2017. The County will issue the first School tax bill on October 1, 2016.
- Maidenbaum Property Tax Reduction Group, LLC, will begin mailing 2018/19 Nassau County tax grievance authorization forms in September, 2016.

****Helpful Hint of the Month****

What to do with your tax grievance if you are selling your home

If you are going to sell your home, it is critical to obtain the buyer's signed acceptance of an assignment of your tax assessment reduction agreement. Your real estate attorney can do this or we can provide you with the appropriate form(s) for the buyer to sign. Having a pending tax assessment appeal is a great selling point to make to any potential buyer, as the buyer will know that you have taken steps to ensure they will not over-pay their taxes. Of course, in the unfortunate event that a deal falls through and you own the property for longer than anticipated, having a pending tax appeal protects your right to a fair assessment.

Case transfer ensures that the party who receives the benefit of the reduction (i.e. the buyer) is the one who pays the fee. **If you sell the property and do not make arrangements to transfer your tax grievance to the buyer, you will remain responsible for the fee.**

The information contained in this newsletter or publication is for informational purposes only as a service to the public, and is not legal advice or a substitute for legal counsel.

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