

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County City Town Village
(Select one.)

of MARBLETOWN

FILED
STATE RECORDS

DEC 29 2023

Local Law No. 8

of the year 2023 DEPARTMENT OF STATE

A local law Amending Chapter 172 Article I, Code of the Town of Marbletown, Senior Citizens Tax Exemption
(Insert Title)

Be it enacted by the TOWN BOARD of the
(Name of Legislative Body)

County City Town Village
(Select one.)

of MARBLETOWN

as follows:

(If additional space is needed, attach pages the same size as this sheet, and number each.)



TOWN OF MARBLETOWN

LOCAL LAW NO. 8 OF 2023

A Local Law amending Chapter 172 Article I, Code of the Town of Marbletown, Senior Citizens Tax Exemption

BE IT ENACTED by the Town of Marbletown as follows:

Section 1. Title and Legislative Findings.

§ 172-Article I of the Code of the Town of Marbletown shall be deleted in its entirety and replaced to read as follows:

Section 2. Partial Tax Exemption Granted Under RPTL §467

Real property owned by one or more persons, each of whom is sixty-five (65) years of age or over, or real property owned by husband and wife or by siblings, one of whom is sixty-five years of age or over, shall be exempt from taxation for county purposes up to a maximum of fifty per cent (50%) of the assessed value provided the owner(s) meet the qualifications set forth below. For the purposes of this local law, sibling shall mean a brother or a sister, whether related through half blood, whole blood or adoption. Any person otherwise qualifying under this section shall not be denied the exemption under this section if they become sixty-five years of age after the appropriate taxable status date and on or before December thirty-first (31st) of the same year.

Exemption Percentage	Income Range (in dollars)	
	Low	High
50%	0	\$50,000.00
45%	\$50,000.01	\$51,000.00
40%	\$51,000.01	\$52,000.00
35%	\$52,000.01	\$53,000.00
30%	\$53,000.01	\$53,900.00
25%	\$53,900.01	\$54,800.00
20%	\$54,800.01	\$55,700.00
15%	\$55,700.01	\$56,600.00
10%	\$56,600.01	\$57,500.00
5%	\$57,500.01	\$58,400.00
0%	\$58,400.01 and over	

Section 3. Income Qualifications.

(a) The “applicable income tax year” as used herein shall mean the second most recent calendar year.

(b) The term “income” as defined herein shall mean “adjusted gross income” for federal income tax purposes as reported on an applicant’s federal or state income tax return for the applicable income tax year, as defined in and as is subject to any subsequent amendments to Real Property Tax Law § 467(3)(iv), *et seq.*; provided, however, if no such tax return was filed for the applicable income tax year, the applicant’s income shall be determined based on the amounts that would have so been reported if such a return had been filed; and provided further, that when determining income for purposes of this section, the following conditions shall be applicable:

- (1) any Social Security benefits not included in such federal adjusted gross income shall be considered income;
- (2) distributions received from an individual retirement account or individual retirement annuity that were included in the applicant’s federal adjusted gross income shall be considered income and shall not be excluded;
- (3) any tax-exempt interest or dividends that were excluded from the applicant’s federal adjusted gross income shall be considered income;
- (4) any losses that were applied to reduce the applicant’s federal adjusted gross income (AGI) shall be subject to the following limitations:
 - (A) the net amount of loss reported on federal schedules C, D, E, or F shall not exceed three thousand dollars (\$3,000) per any given schedule,
 - (B) the net amount of any other separate category of loss shall not exceed three thousand dollars (\$3,000), and
 - (C) the aggregate amount of all losses shall not exceed fifteen thousand dollars (\$15,000).

(c) Where title is vested in a married person, the combined income of such person and such person’s spouse may not exceed such sum, except where one spouse or ex-spouse is absent from the property as provided in subparagraph (c)(2) of Section 4 of this local law, then only the income of the spouse or ex-spouse residing on the property shall be considered and may not exceed such sum.

(d) No exemption shall be granted hereunder if the income of the owner or the combined income of the owners of the property for the applicable income tax year exceeds the sum provided in Section 2 of this local law.

Section 4. Additional Qualifications.

No exemption shall be granted hereunder unless:

(a) the owner shall have held an exemption under this section for his previous residence or unless the title of the property shall have been vested in the owner or one of the owners of the property for at least twelve consecutive months prior to the date of making application for exemption, provided, however, that in the event of the death of either a husband or wife in whose name title of the property shall have

been vested at the time of death and then becomes vested solely in the survivor by virtue of devise by or descent from the deceased husband or wife, the time of ownership of the property by the deceased husband or wife shall be deemed also a time of ownership by the survivor and such ownership shall be deemed continuous for the purposes of computing such period of twelve consecutive months. In the event of a transfer by either a husband or wife to the other spouse of all or part of the title to the property, the time of ownership of the property by the transferor spouse shall be deemed also a time of ownership by the transferee spouse and such ownership shall be deemed continuous for the purposes of computing such period of twelve consecutive months. Where property of the owner or owners has been acquired to replace property formerly owned by such owner or owners and taken by eminent domain or other involuntary proceeding, except a tax sale, the period of ownership of the former property shall be combined with the period of ownership of the property for which application is made for exemption and such periods of ownership shall be deemed to be consecutive for purposes of this section. Where a residence is sold and replaced with another within one year and both residences are within the state, the period of ownership of both properties shall be deemed consecutive for purposes of the exemption from taxation by a municipality within the state granting such exemption. Where the owner or owners transfer title to property which as of the date of transfer was exempt from taxation under the provisions of this section, the reacquisition of title by such owner or owners within nine months of the date of transfer shall be deemed to satisfy the requirement of this paragraph that the title of the property shall have been vested in the owner or one of the owners for such period of twelve consecutive months. Where, upon or subsequent to the death of an owner or owners, title to property which as of the date of such death was exempt from taxation under such provisions, becomes vested, by virtue of devise or descent from the deceased owner or owners, or by transfer by any other means within nine months after such death, solely in a person or persons who, at the time of such death, maintained such property as a primary residence, the requirement of this paragraph that the title of the property shall have been vested in the owner or one of the owners for such period of twelve consecutive months shall be deemed satisfied;

(b) the property is used exclusively for residential purposes, provided, however, that in the event any portion of such property is not so used exclusively for residential purposes but is used for other purposes, such portion shall be subject to taxation and the remaining portion only shall be entitled to the exemption provided by this section;

(c) the real property is the legal residence of and is occupied in whole or in part by the owner or by all of the owners of the property: except where,

(1) an owner is absent from the residence while receiving health-related care as an inpatient of a residential health care facility, as defined in section twenty-eight hundred one of the public health law, provided that any income accruing to that person shall only be income only to the extent that it exceeds the amount paid by such owner, spouse, or co-owner for care in the facility, and provided further, that during such confinement such property is not occupied by other than the spouse or co-owner of such owner; or,

(2) the real property is owned by a husband and/or wife, or an ex-husband and/or an ex-wife, and either is absent from the residence due to divorce, legal separation or abandonment and all other provisions of this section are met provided that where an exemption was previously granted when both resided on the property, then the person remaining on the real property shall be sixty-two years of age or over.

(d) the real property otherwise meets the qualifications contained in Real Property Tax Law § 467, as the same may be amended from time to time.

Section 5. Administration.

A. Application for such exemption must be made by the owner, or all of the owners of the property upon such forms as may be prescribed from time to time by the NYS Office of Real Property Services. Such applications must be filed with the assessor of the town or city in which the real property is located on or before the taxable status date. Nothing herein shall impair a partial exemption presently enjoyed by an eligible property owner.

B. Extension of deadline.

- (1) Where a renewal application for the exemption authorized by this section has not been filed on or before the taxable status date, and the owner believes that good cause existed for the failure to file the renewal application by that date, the owner may, no later than the last day for paying taxes without incurring interest or penalty, submit a written request to the assessor asking him or her to extend the filing deadline and grant the exemption. Such request shall contain an explanation of why the deadline was missed and shall be accompanied by a renewal application, reflecting the facts and circumstances as they existed on the taxable status date.
- (2) The assessor may extend the filing deadline and grant the exemption if he or she is satisfied that:
 - (a) Good cause existed for the failure to file the renewal application by the taxable status date; and
 - (b) The applicant is otherwise entitled to the exemption.
- (3) The assessor shall mail notice of his or her determination to the owner.
- (4) If the determination states that the assessor has granted the exemption, he or she shall thereupon be authorized and directed to correct the assessment roll accordingly, or, if another person has custody or control of the assessment roll, to direct that person to make the appropriate corrections.
- (5) If the correction is not made before taxes are levied, the failure to take the exemption into account in the computation of the tax shall be deemed a "clerical error" for purposes of Title 3 of Article 5 of the New York State Real Property Tax Law and shall be corrected accordingly.

Section 6. Severability

If any part or provision of this local law is judged invalid by any court of competent jurisdiction, such judgment shall be confined in application to the part or provision directly on which judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Law or the application thereof to other persons or circumstances. The Town hereby declares that it would have enacted the remainder of this Law even without such part or provision or application.

Section 7. Effective Date.

This local law shall take effect immediately upon filing with the Secretary of State.

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 8 of 2023 of the (County)(City)(Town)(Village) of MARBLETOWN was duly passed by the TOWN BOARD on DECEMBER 19 2023, in accordance with the applicable provisions of law.

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (repassed after disapproval) by the _____ and was deemed duly adopted on _____ 20____, in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (repassed after disapproval) by the _____ on _____ 20____.

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (repassed after disapproval) by the _____ on _____ 20____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph _____ above.

Heather Moody, Jura Clerk
Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: 12/28/2023

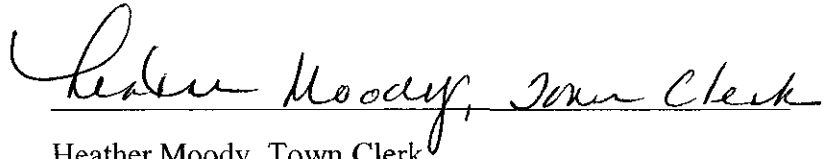
(Seal)

Effective Date of this Local Law

This Local Law shall be effective upon filing with the office of the Secretary of State, and the Town Clerk is directed to immediately file a copy of this Local Law with the New York State Secretary of State as required by law.

I hereby certify that the local law annexed hereto, designated as Local Law No. 8 of 2023 of the Town of Marbletown, was duly passed by the Town Board on December 19, 2023 in accordance with the applicable provisions of law.

I further certify that I have compared the preceding local law with the original on file in this office and the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in above.



(Seal)

Heather Moody, Town Clerk

Date: 12/21/2023

STATE OF NEW YORK

COUNTY OF ULSTER



TOWN OF MARBLETOWN

A regular meeting of the Town Board of the Town of Marbletown was convened in a public session of the Town Hall, 1925 Lucas Ave Cottekill, New York on November 21, 2023, at 6:00 o'clock P.M. local time. The meeting was called to order by Supervisor Rich Parete, and, upon roll being called, the following were:

PRESENT: Don LaFera, Daisy Foote, Ken Davenport, Tim Hunt and Rich Parete

ABSENT:

The following Resolution was offered by Councilman Davenport and seconded by Councilman LaFera

RESOLUTION #107-2023; SCHEDULING PUBLIC HEARING TO CONSIDER ADOPTING LOCAL LAW NO. 2023 AMENDING THE CODE OF THE TOWN OF MARBLETOWN, CHAPTER 172 (TAXATION), ARTICLE I (SENIOR CITIZENS TAX EXEMPTION)

WHEREAS, pursuant to § 459-c of the Real Property Tax Law, the Town Board of the Town of Marbletown provides for a partial real property tax exemption for qualified persons over sixty-five (65) years of age whose annual income does not exceed the amounts enumerated in Chapter 172; and

WHEREAS, the New York State Legislature recently amended § 459 of the Real Property Tax Law affecting disabled persons with limited incomes. The amendments, contained in Chapter 59, Part K, Sections 1-6 of the Laws of 2023, redefine income for purposes of this exemption, replaced gender specific language with gender neutral language and clarified the income tax year to be used when determining income eligibility. Further, pursuant to Chapter 488 of the laws of the State of New York, the amendment increased the exemption levels for Senior Citizen (RPTL§459-c) property owners from the current minimal level of \$29,000.00 to \$50,000.00; and

WHEREAS, the Town of Marbletown wishes to replace gender specific language, redefine income definitions for this exemption and redefine applicable income year for this exemption; and

WHEREAS, pursuant to §617(c)(26) & (33) of SEQRA, a Type II action includes "routine or continuing agency administration and management, not including new programs or major reorder of priorities" and the "promulgation of regulations, policies, procedures, and legislative decisions in connection with any Type II action" and,

WHEREAS, the Town Board has determined that amending Chapter 172 of the Code of the Town of Marbletown is a Type II action, which requires no further action pursuant to SEQRA.

NOW THEREFORE BE IT RESOLVED that the Town Board hereby schedules a public hearing for the 5th day of December 2023 at 6:00 p.m. at the Rondout Municipal Center, 1925 Lucas Ave Cottekill NY 12419 to consider adopting Local law No. 2023, amending the Code of the Town of Marbletown, Chapter 172 (Taxation), Article I (Senior Citizens tax Exemption).

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call which resulted as follows:

Councilman Davenport Voting Aye

Councilman Lafera Voting Aye

Councilman Foote Voting Aye

Councilman Hunt Voting Aye

Supervisor Parete Voting Aye

Resolution #107-2023 was thereupon adopted.

Heather Moody, Town Clerk/Tax Collector

Dated: November 21, 2023



TOWN OF MARBLETOWN

A regular meeting of the Town Board of the Town of Marbletown was convened in a public session of the Town Hall, 1925 Lucas Ave Cottekill, New York on December 19, 2023, at 6:00 o'clock P.M. local time. The meeting was called to order by Supervisor Rich Parete, and, upon roll being called, the following were:

PRESENT: Don LaFera, Daisy Foote, Tim Hunt, Ken Davenport and Rich Parete

ABSENT:

The following Resolution was offered by Councilwoman Foote and seconded by Councilman Davenport

RESOLUTION #113-2023; LOCAL LAW TO AMEND CHAPTER 172 "TAXATION" AMEND THE CODE OF THE TOWN OF MARBLETOWN, CHAPTER 172 (TAXATION), ARTICLE I (SENIOR CITIZENS TAX EXEMPTION)

WHEREAS, pursuant to § 467-c of the Real Property Tax Law, the Town Board of the Town of Marbletown provides for a partial real property tax exemption for qualified persons over sixty-five (65) years of age whose annual income does not exceed the amounts enumerated in Chapter 172; and

WHEREAS, the New York State Legislature recently amended § 467 of the Real Property Tax Law affecting Senior Citizens. The amendments, contained in Chapter 59, Part K, Sections 1-6 of the Laws of 2023, redefine income for purposes of this exemption, replaced gender specific language with gender neutral language and clarified the income tax year to be used when determining income eligibility. Further, pursuant to Chapter 488 of the laws of the State of New York, the amendment increased the exemption levels for Senior Citizen (RPTL§467-c) property owners from the current minimal level of \$29,000.00 to \$50,000.00; and

WHEREAS, the Town of Marbletown wishes to replace gender specific language, redefine income definitions for this exemption and redefine applicable income year for this exemption; and

WHEREAS, pursuant to §617(c)(26) & (33) of SEQRA, a Type II action includes "routine or continuing agency administration and management, not including new programs or major reorder of priorities" and the "promulgation of regulations, policies, procedures, and legislative decisions in connection with any Type II action" and,

WHEREAS, the Town Board has determined that amending Chapter 172 of the Code of the Town of Marbletown is a Type II action, which requires no further action pursuant to SEQRA.

NOW THEREFORE BE IT RESOLVED, that the Town Board of the Town of Marbletown adopt Local Law # a Local Law to Amend Chapter 172 "Taxation" Amend Income Limits for Senior Citizens.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call which resulted as follows:

Councilman Davenport	Voting <u>Aye</u>
Councilman Lafera	Voting <u>Aye</u>

Councilman Foote Voting Aye
Councilman Hunt Voting Aye
Supervisor Parete Voting Aye
Resolution #113-2023 was thereupon adopted.
Heather Moody, Town Clerk/Tax Collector
Dated: December 19, 2023