

Co-op/Condo Tax Abatement

The cooperative and condominium tax abatement reduces the property taxes of eligible condominium and co-op owners.

Individual unit owners do not apply for the abatement. Instead, the managing agent or board applies on behalf of the entire development.

Both the development itself and the individual unit owners must meet certain eligibility requirements.

Learn more at www.nyc.gov/ccabatement.



Apply online
here



If due to a disability you need an accommodation in order to apply for and receive a service or participate in a program offered by the Department of Finance, please contact the Disability Service Facilitator at www.nyc.gov/contactdofeeo or by calling 311.



Save on your
property taxes
Tax exemptions for
NYC homeowners



OUT180 - 102825



About Property Tax Exemptions

The City of New York offers property tax exemptions to seniors, veterans, clergy members, people with disabilities, and others.

An exemption is a type of tax break that reduces your assessed value before the taxes have been calculated.

Your notice of property value (NOPV) and July tax bill show the exemptions you will receive for the tax year beginning July 1.

Visit www.nyc.gov/ownerexemption to learn more and apply.

How to Apply

Exemptions are not granted automatically. You must apply by March 15 for your exemption to begin on July 1 of the same year.

Visit www.nyc.gov/ownerexemption to apply.

Certain tax exemptions must be renewed. You will receive a notice from the Department of Finance when it is time to file your renewal application.

	1 Senior Citizen Homeowners' Exemption (SCHE)	1 A Disabled Homeowners' Exemption (DHE)	2 Veterans Exemption	3 Disabled Crime Victim and Good Samaritan Exemption	4 Clergy Exemption
ELIGIBILITY	Available to owners of houses, co-ops, and condos who are 65+ with annual income of \$58,399 or less.	Available to disabled owners of houses, co-ops, and condos with annual income of \$58,399 or less.	Available to certain veteran owners of houses, co-ops and condos, their unremarried surviving spouses and Gold Star parents.	Crime victims and those injured trying to prevent crime or assist a victim. Civilians only. Owner must have modified home to accommodate disability.	Available to members of the clergy or their unremarried surviving spouses that own houses or condos in NYS.
BENEFIT	Reduces assessed value up to 50%.	Reduces assessed value up to 50%.	Level of benefit varies.	Compensation for cost of renovations to accommodate disability.	Reduces assessed value of home by \$1,500. Tax savings: approximately \$256/year
TO APPLY	Complete an application, available at www.nyc.gov/sche .	Complete an application, available at www.nyc.gov/dhe .	Complete an application, available at www.nyc.gov/ownerexemption	Complete an application, available at www.nyc.gov/ownerexemption	Complete an application, available at www.nyc.gov/ownerexemption
DEADLINE	March 15	March 15	March 15	March 15	March 15

To apply for STAR or Enhanced STAR credit, visit www.tax.ny.gov and search "Homeowner Benefit Portal" or call (518) 457-2036.

The Department of Finance no longer administers the STAR and E-STAR benefits and does not accept STAR or E-STAR applications.