Alternative Veterans Property Tax Exemption Q & A

The Lansingburgh Board of Education passed a resolution on July 31, 2023 to offer a school tax exemption on the primary residence of eligible veterans residing within the school district.

What is the Alternative Veterans Property Tax Exemption?

NYS Real Property Tax Law, section 458-a, provides a limited exemption from real property taxes for real property owned by persons who rendered military service to the United States, provided such property meets the requirements set forth in the law.

Am I eligible?

The alternative veterans exemption is available to qualifying residential real property owned by veterans (or certain family members) who served during defined periods of war or under certain conditions and must have either (1) been honorably discharged or released from service or (2) received a letter from the NYS Department of Veterans' Services (DVS) stating that the veteran now meets the character of discharge criteria for all of the benefits and services listed in the Restoration of Honor Act.

A list of acceptable military records to prove honorable discharge is available at Acceptable military records for veterans' property tax exemption.

The following sections discuss the criteria for exemption. Reference is made, where appropriate, to the application form for the exemption (RP-458-a).

Period of war

Veterans (or as discussed below, certain family members of veterans) who served in active duty during one of the following periods of war may qualify for at least the basic alternative veterans' exemption:

- Persian Gulf Conflict: 8/2/90 -*
- Vietnam War: 11/1/55 - 5/7/75*
- Korean War: 6/27/50 - 1/31/55*
- World War II: 12/7/41 - 12/31/46**

Unless one of the alternatives described in this section is applicable, in order to qualify for the exemption, at least part of the veteran's service must fall within one of the above defined periods of war. Generally, reservists who engaged only in active duty for training or who were activated for only short periods of time are not eligible for the alternative exemption. However, reservists who were activated during a period of war and who performed significant, full-time active duty may qualify (8 Op.Counsel SBEA No. 37).

How do I apply?

A veteran (or other qualified owner) seeking the alternative veterans exemption must file a completed application form (RP-458-a) with the assessor on or before the deadline. In most communities, the application needs to be received by the assessor's office by March 1. However, the dates vary in some cities and counties. Please contact your local assessor's office for more information.

When does it begin?

The Alternative Veterans Exemption will take effect on the 2024-25 school year.

How will it impact my school property taxes?

A qualified residential parcel receives an exemption equal to 15% of its assessed value up to $12,000 which will be multiplied by the latest state equalization rate for the assessing unit, or in the case of a special assessing unit, the latest class ratio, whichever is less.

Where a veteran can document service in a combat theater or combat zone, the property receives an additional exemption of 10% of its assessed value up to a maximum of $8,000 or the product of $8,000 multiplied by the latest state equalization rate, or in the case of a special assessing unit, the latest class ratio, whichever is less.

Where a veteran has received a service-connected disability rating from the Veteran's Administration or the Department of Defense, there is an additional exemption which is equal to the product of the assessed value of property multiplied by 50% of the disability rating up to a maximum of $40,000 or the product of $40,000 multiplied by the latest state equalization rate, or in the case of a special assessing unit, the latest class ratio, whichever is less..

Example:

Assessed Value of property with an equalization rate of 65%:	$100,000
Wartime Exemption (15% of assessed value or $12,000 *equivalization rate)	$ 7,800
Combat Exemption (10% of assessed value or $8,000 *equivalization rate)	$ 5,200
Disability Exemption (50% of assessed value or $40,000 *equivalization rate)	$ 26,000
Taxable Assessed Value of Property	$ 61,000

If a school district offers the Alternative Veterans' Exemption, how does it impact other taxpayers?

Implementing a tax exemption causes a redistribution of taxes among taxpayers, or a tax shift. Exemptions do not affect the total amount of money a district needs to raise.

Where can I get more information?

You can contact your local assessor's office for more information or additional questions.

Brunswick -	518-279-3461
Pittstown -	518-753-7419
Schaghticoke -	518-753-6915
Troy -	518-279-7126