



Tompkins County
Assessment Department
fairness & equity

DIRECTOR OF ASSESSMENT

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To: Town of Lansing
 From: Jay Franklin
 Date: November 12, 2024
 Re: Increased Low-Income Senior/Disabled Exemption Limits

On August 8th 2022, Governor Hochul signed into law bills which allows for a taxing jurisdiction to increase the Low-Income Senior (RPTL 467) and the Low-Income Disabled Persons (RPTL 459-c) income scales up to a maximum set by law. For Tompkins County (along with the majority of NYS), that limit is now \$50,000 when previously it was \$29,000.

The last time that NYS allowed for an increase in the exemption scales was in 2007. It was long past due that NYS revisited this exemption statute. Lansing last increased the limits in 2023. In October 2024, Tompkins County opted to increase the limit for a 50% exemption to \$36,500 for the 2025 Assessment Roll. My plan is to bring this to the County Legislature every 2 years.

I have run an analysis of the potential impact that this exemption will have on the remaining tax base for the Town of Lansing if the Town were to have adopted this scale on the 2024 Assessment Roll and the effect this increase would have had on the 2025 Town of Lansing tax rate.

Current Exemption Scale			Proposed Exemption Scale		
UP TO	35,000	50%	UP TO	36,500	50%
EQ/MORE	LESS THAN		EQ/MORE	LESS THAN	
35,000	36,000	45%	36,500	37,500	45%
36,000	37,000	40%	37,500	38,500	40%
37,000	38,000	35%	38,500	39,500	35%
38,000	38,900	30%	39,500	40,400	30%
38,900	39,800	25%	40,400	41,300	25%
39,800	40,700	20%	41,300	42,200	20%
40,700	41,600	15%	42,200	43,100	15%
41,600	42,500	10%	43,100	44,000	10%
42,500	43,400	5%	44,000	44,900	5%
35,000	43,400		35,000	44,900	

Based upon the income information we have on record, if the new scale was in place for the 2025 Town Taxes, an additional **6** people (Total = 162) would see an exemption reducing the tax base by **\$1,326,397**. The reduction in the tax base would mean that tax rate would raise about **\$0.001257** which would translate to a minimum **\$0.43** increase in the median house's (\$345,000) town tax bill.