

Dear Friend,

The real property tax credit was enacted by the state Legislature to help senior citizens and lower-income households cope with their property tax burden. If your gross income is \$18,000 or less and you pay \$450 or less for rent or own your own home, you may qualify for a tax credit.

If you believe your real property taxes or rent are high in relation to your income, read the brochure carefully to see if you qualify.

The amount of the credit is determined by three things – age, income and the amount of real property taxes or the amount of rent you pay. Even if you don't pay state income taxes, you can still get a check for the amount of the tax credit due – but you must apply for it.

For additional information, contact the New York State Department of Taxation and Finance or call my office about this or any other matter.

Sincerely,



Carl E. Heastie  
Speaker of the Assembly

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## Real property tax credit for homeowners and renters

A message from  
Speaker of the  
Assembly

**Carl E. Heastie**

# THE REAL PROPERTY TAX CREDIT

TAX RELIEF FOR  
LOWER-INCOME  
HOUSEHOLDS



Courtesy of  
Speaker of the  
Assembly  
**Carl E. Heastie**



## What is the real property tax credit?

The real property tax credit is a refundable tax credit to help low-income households and senior citizens on fixed incomes who are confronted with high property taxes or rents. Those who qualify for the credit can receive a check from the state.

The real property tax credit may be available to New York State residents who have household gross incomes of \$18,000 or less, and pay either real property taxes or rent for their residences. The amount of the credit for each household will vary depending on income and real property taxes paid (see *table to the right*). In addition, to be eligible for the credit, the taxpayer or spouse must be a resident of New York State for the entire year and must live in the same residence, either owned or rented, for at least six months. For more information, visit the New York State Department of Taxation and Finance at [tax.ny.gov/pit/credits/real\\_property\\_tax\\_credit.htm](http://tax.ny.gov/pit/credits/real_property_tax_credit.htm), or call 518-457-5181.

### Remember...

A **tax deduction** is subtracted from gross income to determine taxable income. A **tax credit** is deducted from the tax owed after all deductions are made. Household gross income **does not** include the income of an unrelated, rent-paying tenant. The household gross income **does** include all income received by any other persons who live in the same residence as the taxpayer.

## Who doesn't qualify?

An individual does not qualify for the real property tax credit if any of the following conditions exist:

1. The combined gross income of all members of your household is over \$18,000.
2. You can be claimed as a dependent by another taxpayer.
3. The residence is wholly exempt from real property taxation.
4. The current market value of all real property you own (including garages, houses and land) exceeds \$85,000.
5. The average monthly rent (not counting heat, gas, electricity, furnishings or board) exceeds \$450 per month.
6. Part of the residence is rented and the income derived from nonresidential purposes exceeds 20 percent of the total rent.

## How to get your real property tax credit

To claim the credit, file form IT-214 which can be done with your NYS income tax or separately. Form IT-214 is available online at [tax.ny.gov/forms/income\\_credit\\_forms.htm](http://tax.ny.gov/forms/income_credit_forms.htm), or can be ordered by calling the New York State Department of Taxation and Finance at 518-457-5431.

**You may claim credit for past years. Complete and file IT-214 as soon as you can, but before these dates:**

2019 ..... July 17, 2023  
2020 ..... May 17, 2024

## Maximum allowable tax credit for qualified taxpayers

Household gross income for taxable year	Maximum credit for those who reach age 65 before the beginning of or during the taxable year	Maximum credit for all other taxpayers
\$0 to \$1,000	\$375	\$75
\$1,001 to \$2,000	\$358	\$73
\$2,001 to \$3,000	\$341	\$71
\$3,001 to \$4,000	\$324	\$69
\$4,001 to \$5,000	\$307	\$67
\$5,001 to \$6,000	\$290	\$65
\$6,001 to \$7,000	\$273	\$63
\$7,001 to \$8,000	\$256	\$61
\$8,001 to \$9,000	\$239	\$59
\$9,001 to \$10,000	\$222	\$57
\$10,001 to \$11,000	\$205	\$55
\$11,001 to \$12,000	\$188	\$53
\$12,001 to \$13,000	\$171	\$51
\$13,001 to \$14,000	\$154	\$49
\$14,001 to \$15,000	\$137	\$47
\$15,001 to \$16,000	\$120	\$45
\$16,001 to \$17,000	\$103	\$43
\$17,001 to \$18,000	\$86	\$41