

School Tax Relief (STAR) Program Overview

The NYS School Tax Relief (STAR) program offers property tax relief to eligible New York State homeowners. This state-financed exemption/credit is authorized by section 425 of the Real Property Tax Law. The STAR program can save homeowners hundreds of dollars each year. Property owners only need to register once, and the NYS Tax Department will send you a STAR credit check each year, as long as you're eligible. Since 2017, the NYS Department of Tax and Finance assumed administration of the STAR program from local municipalities and processes all new applicants.

Types of STAR Relief

Whether you receive the exemption or the credit, there are two types of STAR benefits:

- Basic STAR is available to all residential property owners, regardless of age
- Enhanced STAR provides an increased benefit for the primary residences of senior citizens (age 65 and older) with qualifying incomes of \$93,200 or less for the 2023-2024 school year.

Criteria for Eligibility

Factor	Basic STAR	Enhanced STAR
Residency	The property must be the primary residence of an owner.*	The property must be the primary residence of at least one age-eligible owner.
Age	No age restriction	<ul style="list-style-type: none"> • 65 or older • All owners must be at least age 65 as of December 31 of the year of the exemption, except where the property is jointly owned by only a married couple or only siblings, in which case only one owner needs to meet the age requirement. • Surviving spouses may be eligible to retain the Enhanced STAR benefit. See Surviving spouse eligibility.**
Income***	<p>\$500,000 or less for the STAR credit</p> <p>\$250,000 or less for the STAR exemption</p> <p>The income limit applies to the combined incomes of only the owners and owners' spouses who reside at the property.</p>	<p>For 2023 benefits: \$93,200 or less</p> <p>The income limit applies to the combined incomes of all owners (residents and non-residents), and any owner's spouse who resides at the property.</p>

Ownership	<p>The property must be owned by the eligible applicant(s).</p> <p>A married couple can receive only one STAR benefit regardless of how many properties they own, unless they are legally separated.</p> <p>Purchaser(s) in possession of the home under an executory contract of sale (aka land contract) are considered owners(s).</p> <p>Corporations, partnerships, and LLCs are not eligible unless it is a farm dwelling.</p>
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How To Register

Individuals looking to register for NYS STAR program can access more information at NYS website <https://www.tax.ny.gov/star/> or by calling NYS at (518) 457-2036. You will need the following information to process the application:

- Provide the names and social security numbers for all owners of the property and their spouses.
- Answer a few questions about the income and residency of the owners and their spouses.
- Provide the date you purchased your property and the name of the sellers.

How Is the Tax Relief Received?

If you are eligible and enrolled in the STAR program, you'll receive your benefit each year in one of two ways:

- STAR exemption - a reduction on your school tax bill. If you've been receiving the STAR exemption since 2015, you can continue to receive it for the same primary residence. As long as you remain eligible, you'll see a reduction on your school tax bill for the amount of your STAR exemption. Note: The STAR exemption is no longer available to new homeowners.
- STAR credit check - If you are registered for the STAR credit, the NYS Tax Department will send you a STAR check in the mail each year. You can use the check to pay your school taxes. You can receive the STAR credit if you own your home and it's your primary residence and the combined income of the owners and the owners' spouses is \$500,000 or less.

Turning 65?

Receiving the STAR credit? You're all set! When you become eligible for Enhanced STAR, we'll automatically send you a check for your Enhanced STAR benefit.

If you are a Basic STAR exemption recipient who turns 65 and meets the eligibility requirements, you should apply to your assessor for the Enhanced STAR exemption. You only need to apply once.

The End of an Exemption

In 2016, STAR was changed by state law from a property tax exemption to an income tax credit. Owners who were receiving the benefit as of March 15, 2015, can continue to receive it. New applicants must apply to the state for the credit. If you are eligible, you will receive the credit in the

form of a check. The dollar value of the credit will generally be the same as the property tax exemption.

Switching to the STAR credit?

If you are voluntarily switching to the STAR credit from the exemption or you received a letter that you must update your registration (Form RP-425-RMM or RP-425-RDM), you must complete a STAR credit registration. This information can be found online at NYS's website or by calling (518) 457-2036.

Does the STAR exemption apply to all taxes on my property?

The STAR exemption applies only to school district taxes. It does not apply to property taxes for other purposes, such as city or county.

How much is the STAR exemption worth in terms of tax dollars?

The city property tax bill, which includes school taxes, will state the amount of the STAR exemption and any savings.

How is the STAR exemption computed in places that are not assessed at full market value?

The STAR exemption will be adjusted by use of State equalization rates to reflect the fractional level of assessment in localities that are assessed at full market value.

[MORE INFORMATION ON THE STAR PROGRAM IS AVAILABLE AT NYS'S WEBSITE](#)