



Town of Ulster Property Taxes

Senior Citizen / Person with Disabilities Tax Exemptions for 2023

Assessor's Office and Town Code, Chapter 171

The Assessor's office makes it easy to file an exemption. Read this summary before calling them 8:00am - 3:30pm at 845-331-1317. To meet a 3/1/23 Senior Exemption deadline, the office will:

- Tell you that your income (wages, SS, dividends...) for 2021 must not exceed \$50,000;
- Do most of the work for you like copying your 2021 tax filing.
- Figure out your applicable income and fill out the numbers on page 2 of Form RP-467;
- Ask for your driver license, and they will make a copy;
- Ask you to fill out page 1 of RP-467 and sign the upper part of page 3; and
- Encourage you to access <https://www.townofulster.ny.gov/departments/assessor/> and print the RP-467 form by clicking the Property Tax Exemptions vertical link, or they will give you a copy to fill out at their office, located across from Kingston Block and up the hill, 584 East Chester St. By-Pass 12401.

(NOTE: the following language and figures are taken directly from the Town of Ulster Town Code with some edits and highlights for easier reading)

Full version of the Law: <https://www.townofulster.ny.gov/wp-content/uploads/2022-12-30-2022-TOWN-CODE-UPDATED.pdf>

§ 171-04 TAXATION § 171-04 ARTICLE III Senior Citizens Exemption [ADOPTED 2-19-1990 by resolution; AMENDED Chapter 171-4 by the Town Board of the Town of Ulster on 3-21-2019 as Local Law 1 of 2019; AMENDED Chapter 171-4 by the Town Board of the Town of Ulster on 11-17-2022 as Local Law 4 of 2022.] § 171-4.

Senior Citizens and Persons with Disabilities Tax Exemption

- A. Senior Citizens**
- B. Persons with Disabilities**

Real property within the bounds of the Town of Ulster, Ulster County, New York, **owned by one or more persons, each of whom is 65 years of age or over**, or real property owned by husband and wife, or by siblings, one of whom is 65 years of age or over, **shall be exempt from taxation for real estate taxes to be levied by the Town of Ulster by the percentage of exemption specified for the annual income ranges listed below.**

M= the maximum income eligibility level for the BASE (50%) exemption. The value of "M" upon which each of the foregoing exemptions is based, shall be set at the sum of \$41,600.00.

The Maximum income to qualify for ANY exemption may not exceed \$50,000 (\$41,600 + \$8,400)

Percent of exemption based on income eligibility

Base exemption: 50% of assessed value.

Sliding-scale income/exemption options are determined according to the following schedule:

Annual Income	Percentage of Assessed Valuation Exempt from Taxation
More than \$3,000 but not more than M	50%
M + less than \$1,000	45%
M + \$1,001 - \$2,000	40%
M + \$2,001 - \$3,000	35%
M + \$3,001 - \$3,900	30%
M + \$3,901 - \$4,800	25%
M + \$4,801 - \$5,700	20%
M + \$5,701 - \$6,600	15%
M + \$6,601 - \$7,500	10%
M + \$7,501 - \$8,400	5%