



**421-f Exemption of capital improvements to residential buildings**

City of Port Jervis Adopted 421-f 6/24/2014

This is a City Local Law which only affects City of Port Jervis Taxes.

Application must be filed w/ Assessor no later than taxable status date (March 1st).

**Office of the Assessor  
20 Hammond St  
Port Jervis,  
New York 12771**

**Heather Marino  
Assessor**

**845-858-4094**

- Property must be 1 or 2 family. NOT NECESSARILY OWNER OCCUPIED  
Municipality may NOT restrict this exemption to one-family or to owner-occupied homes.
- Building Permit does not necessarily mean increase in Assessed Value of property.
- Your building permit must exceed \$3,000.
- Applicable ONLY to improvements:  
**Which would result in an increase in Assessed Value** of the real property; which consist of an addition, remodeling or modernization to an existing residential structure to prevent physical deterioration of the structure or to comply with applicable building, sanitary, health and/or fire codes.
- Greater portion of bldg must be at least 5 yrs old. (determined by sf of bldg reconstructed, alteration or improvement is a least 5 years old).
- Ordinary maintenance and repairs are not included
- Stand-alone structures, such as, detached Garages and in-ground swimming pools do not qualify
- Attached deck, attached garage, or attached porch qualifies in the absence of a limitation in the local law or resolution locally adopting the exemption.
- Completion of improvements are required before they qualify for the exemption.

**EXEMPTION LIMITS**

**MAXIMUM: \$80,000 full market value**

**MINIMUM: NOT less than \$5,000 full market value**

i.e.	20.50%	Equalization Rate for 2026 AR					
	\$80,000	of Market Value = \$16,400	Assessed Value	(Exemption Year 1)			
	\$5,000	of Market Value = \$1,025	Assessed Value	(Exemption Year 1)			

*Market Value increase \* Equalization Rate = Assessed Value Change*

- Exemption shall be equal to the increased assessed value attributable to such reconstruction, alteration or improvement.
- Reconstruction, alterations or improvements subsequent to effective date of the local law adopted June 24, 2014.

**Termination of Exemption prior to 8 yr.**

- Ceases to be used primarily for residential purposes. Or Property transfers to other than the heirs or distributee of the owner.....Exemption shall cease.

**Period of exemption**

ADOPTED 6/24/2014	
Year	Exemption Percentage
1	100%
2	75%
3	50%
4	25%
5	0%
6	0%
7	0%
8	0%

**Informational Sheet only. Not all inclusive; general information**