

Warren County Board of Supervisors

RESOLUTION NO. 299 OF 2013

Resolution introduced by Supervisors Monroe, Bentley, Montesi, Girard, Sokol, Wood and Frasier

**SUPPORTING NEW YORK STATE SENATE AND ASSEMBLY BILLS S.1000 AND A.682
REGARDING AN ACT TO AMEND THE REAL PROPERTY TAX LAW IN RELATION TO
THE TAXATION OF PROPERTY OWNED BY A COOPERATIVE CORPORATION**

WHEREAS, Condominiums are a form of real property ownership and not a building style, and should not be assessed differently than a single family home or owner-occupied commercial property, and

WHEREAS, under present law, assessments of condominiums are based upon a condominiums ability to earn income rather than its market value which has the effect of significantly reducing tax revenues, and current law forces assessors to ignore market and sales information and instead apply an income basis for valuation that has little or no credibility with taxpayers and does not present an accurate value for assessment purposes, and

WHEREAS, present law undermines the equity of residential assessments in the City and Towns of Warren County that have been subject to the growth of condominium ownership, and as communities grow, so does the need for increased municipal services, infrastructure, police, fire, and emergency services, and

WHEREAS, condominium owners are not paying their fair share due to the provisions of the current law which shifts the burden to other taxpayers, and

WHEREAS, Senate Bill S.1000 and Assembly Bill A.682 would, for assessment purposes, authorize municipalities to enact a local option for new condominiums to be valued by using the three traditional methods of valuation; namely, market comparison, cost and income, now, therefore, be it

RESOLVED, that the Warren County Board of Supervisors is committed to equity for all taxpayers, and believes that the proposed legislation will help bring tax equity to new condominium projects and help sustain the expenses associated with municipal services, and be it further

RESOLVED, that Warren County hereby supports the passage of Senate Bill S.1000 and Assembly Bill A.682, and respectfully requests that the State Representatives who represent the constituents of Warren County support the passage of said Bills and be it further

RESOLVED, that the Clerk of the Board of Supervisors be, and hereby is, authorized and directed to forward copies of this resolution to the New York State Association of Counties; Governor Andrew M. Cuomo; Senator Elizabeth O'C. Little; and Assemblywoman Sandy Galef; Assemblyman Daniel G. Stec; Senator Dean Skelos, Assemblyman Sheldon Silver; Intercounty Legislative Committee of the Adirondacks; and the Association of Towns of the State of New York.