

THE TOWN OF DEERPARK, ORANGE COUNTY , NEW YORK

LOCAL LAW NO. 3 OF 2026

**A LOCAL LAW AMENDING LOCAL LAW #1 OF 1978
REGULATING EXEMPTIONS FROM TAXATION AND
SPECIAL AD VALOREM LEVIES IMPOSED BY OR ON BEHALF OF
THE TOWN OF DEERPARK, ORANGE COUNTY, NEW YORK,
PURSUANT TO SECTION 485 OF THE
REAL PROPERTY TAX LAW OF THE STATE OF NEW YORK**

Legislation.

The existing Local Law #1 of 1978 of the Town of Deerpark shall be repealed and the following language shall be added in its place:

LOCAL LAW #3-2026

A Local Law providing for an exemption from Taxation and Special Ad Valorem levies imposed by the Town of Deerpark for Town of Deerpark purposes pursuant to Section 485 of the Real Property Tax Law of the State of New York.

BE IT ENACTED BY THE TOWN OF DEERPARK, COUNTY OF ORANGE, STATE OF NEW YORK as follows:

SECTION ONE:

An exemption from Taxation and Special Ad Valorem levies for a period of Ten (10) Years after the adoption hereof is hereby granted to “eligible business facilities” as defined in Section 115 of the Commerce Law of the State of New York, located in the Town of Deerpark from taxes and special Ad Valorem levies imposed by or on behalf of the Town of Deerpark for Town of Deerpark purposes in the following amounts for the following years:

<u>YEARS</u>	<u>PERCENT OF EXEMPTION</u>
1	50%
2	45%
3	40%

4	35%
5	30%
6	25%
7	20%
8	15%
9	10%
10	5%
11	0%

SECTION TWO:

An “eligible business facility” as defined by the New York State Job Incentive Board, pursuant to Sections 115 and 120 of the Commerce Law of the State of New York, shall be exempt from taxes and special Ad Valorem levies imposed by the Town of Deerpark for Town of Deerpark purposes for any increase in the value thereof which is attributable to expenditures certified by the Job Incentive Board to have been paid or incurred by the owner or operator for capital improvements commenced on or after the effective date of this law, consisting of the construction, reconstruction, erection or improvement of depreciable real property included in such facility, and such exemptions shall be continued from year to year during the specified period only if the Certificate of Eligibility with respect to such business facility is not revoked or modified and is renewed or extended as provided by Section 120 of the Commerce Law.

SECTION THREE:

Such exemption shall be granted only upon an application by the owner or operator of such facility on a form prescribed by the New York State Job Incentive Board, to which there shall be attached a copy of the Certificate of Eligibility issued by the New York State Job Incentive Board. Such application shall be filed with the appropriate assessing authorities on or before the appropriate taxable status dates. Copies of such applications shall be filed simultaneously with the New York State Job Incentive Board and the State Board of Equalization and Assessment.

SECTION FOUR:

The Assessors shall consider the application for such exemption, and if the same is in order, shall determine the assessed value of such exemption in accordance with the above-mentioned Certificate of Eligibility issued pursuant to Section 120 of the Commerce Law of the State of New York, and enter such value on the “exempt” portion of the Assessment Roll. The eligible business facility shall then be exempt to the extent provided by this Local Law from Taxes and

Special Ad Valorem levies commencing with the Assessment Roll prepared on the next following taxable status date.

SECTION FIVE:

If an exemption has been granted and established for a business facility under this Local Law and the Assessors receive notice that a Certificate of Eligibility for such facility has been revoked or modified, they shall redetermine the assessed value of any such exemption in accordance with such revocation or modification. If upon such redetermination, it appears that for a year for which an exemption had been granted such facility had been ineligible or that the assessed value of such exemption as redetermined is less than the assessed value of such exemption, as shown on the assessment rolls for such year, then a tax shall be levied at the rate of tax for such year upon so much of the assessed valuation of such exemption, as shown on such assessment rolls, as may be ineligible or excessive. Such tax shall be levied as an omitted assessment in the manner provided in Section 550 of the Real Property Tax Law of the State of New York for each such year. Any such redetermination shall be made no later than Three (3) Years after the applicant for exemption last received benefit of any exemption under said Section 485 of the Real Property Tax Law of the State of New York and/or this Local Law.

SECTION SIX:

This Local Law shall be effective immediately upon filing with the New York Secretary of State.

PLEASE TAKE NOTICE TO THE EXTENT THAT THIS LOCAL LAW MAY CONFLICT WITH APPLICABLE PORTIONS OF THE TOWN LAW OF THE STATE OF NEW YORK, IT IS THE STATED INTENTION OF THE TOWN TO EXERCISE ITS AUTHORITY TO SUPERSEDE AND AMEND, AS GRANTED UNDER THE MUNICIPAL HOME RULE LAW OF THE STATE OF NEW YORK, SECTION 10. THE TOWN HEREBY PROVIDES NOTICE THAT IT IS EXERCISING ITS AUTHORITY TO SUPERSEDE AND AMEND PURSUANT TO MUNICIPAL HOME RULE LAW OF THE STATE OF NEW YORK SECTION 22.