

# Can You Survive Full Assessment?

## STATE OF NEW YORK

1979-1980 Regular Sessions

## IN ASSEMBLY

March 19, 1979

Introduced by M. of A. ESPOSITO—read once and referred to the Committee on Real Property Taxation

AN ACT to amend the real property tax law, in relation to the standard of assessing real property for purposes of levying real estate tax

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

- 1 Section 1. Section three hundred six of the real property tax law, as amended  
2 by chapter one hundred sixty-three of the laws of nineteen hundred seventy-  
3 eight, is amended to read as follows:  
4 § 306. Standard of assessment. [All real property in each assessing unit shall  
5 be assessed at the full value thereof; provided, however, that whether or not  
6 pursuant to court order, final or otherwise, any assessing unit which in good  
7 faith initiates a physical revaluation of all its real property, or where a county  
8 initiates such a physical revaluation on behalf of such assessing unit, on or after  
9 its taxable status date of nineteen hundred seventy-five, and is actively carrying  
10 out such revaluation, shall not be required to complete and file a final  
11 assessment roll in compliance with the standard of assessment of this section  
12 through December thirty-first, nineteen hundred eighty whether or not an  
13 earlier date for such completion had been established by final court order or  
14 judgment.] All real property in each assessing unit shall be assessed by any of the  
15 same methods of assessment as such assessing unit used prior to the year nineteen  
16 hundred seventy-five, provided, however, another method of assessment may be  
17 adopted by a governing body of a municipal corporation by resolution passed by a  
18 majority of the members of such body voting on the resolution in accordance with the  
19 procedures in effect for the adoption of such resolutions in such municipal  
20 corporation.  
21 § 2. This act shall take effect immediately.

EXPLANATION -- Matter in italics is new; matter in brackets [ ] is old law to be omitted

WHY ARE THE ASSEMBLY LEADERS AFRAID TO SEND THIS BILL ON TO THE ASSEMBLY FLOOR FOR DEBATE AND VOTE???

THE REASON IS THAT THE ESPOSITO BILL IS THE SOLUTION TO 100% ASSESSMENT THAT YOU KNOW WILL NOT COST YOU ONE DOLLAR MORE THAN WHAT YOU ARE PRESENTLY PAYING IN PROPERTY TAXES. THIS BILL WOULD REPEAL THE OLD STATE LAW (SECTION 306) THAT ORDERS 100% ASSESSMENT, AND IT RETAINS THE PRESENT SYSTEM OF TAX ASSESSMENTS FOR NEW YORK CITY. IT ALSO GIVES OTHER LOCAL GOVERNMENTS IN THE STATE, THE RIGHT TO HAVE THEIR OWN PROPERTY TAX ASSESSMENT SYSTEM.

REMEMBER, BUSINESS INTERESTS HAVE MANY THOUSANDS OF DOLLARS IN CAMPAIGN CONTRIBUTIONS TO GIVE TO STATE LEGISLATORS WHO SUPPORT 100% ASSESSMENT. BUSINESS WILL HAVE ITS' PROPERTY TAXES REDUCED BY MILLIONS OF DOLLARS UNDER FULL ASSESSMENT, BUT ONLY IF THE HOMEOWNERS' TAXES INCREASE BY 113%. THE ESPOSITO BILL IS CONSTITUTIONAL, AS 60 ASSEMBLYMEN (WHO ARE ALL LAWYERS) VOTED TO BRING THIS BILL FOR A VOTE.

THE POLITICIANS ARE TELLING US, "NOT TO WORRY." THEN, BE SURE---THIS IS THE TIME TO WORRY.

SPREAD THE WORD, PLEASE REPRINT THIS LEAFLET.

Richard Pontone, Paul Sottnek, Virgil Pontone  
Bay Ridge Pothole Committee, Brooklyn, 680-1166

TO BE  
REPEALED

THE  
NEW  
LAW

## WHAT "FULL TAX ASSESSMENT" WILL COST YOU.

Estimated Property Tax Shifts at 100% Valuation.  
Results for Residential Class by Borough.\*

<u>Borough</u>	<u>Average Increase Per Home</u>	<u>Percent Increase</u>
Queens	+\$1,292	+138%
Brooklyn	+\$ 986	+104%
Staten Island	+\$1,107	+107%
Bronx	+\$ 823	+ 72%
Manhattan	+\$ 263	+ 6%

Please Note: These figures come from a report of the State Assembly. Under "full assessment", your property tax bill will increase each year by the market value increase of your home due to inflation. If we had "full assessment" this year, under a 15% inflation rate, your tax bill would increase 15%, with each year bringing a bigger increase.

## WHY "FULL ASSESSMENT" IS GOOD FOR SOME.

Estimated Property Tax Shift at 100% Valuation  
By Class of Property In New York City.\*

<u>Class</u>	<u>Tax Shift Total</u>	<u>Percent</u>
Residential	+\$656,570,000	+113%
Commercial	-\$322,827,000	- 29%
Industrial	-\$ 39,599,000	-26%
Utility	-\$ 55,544,000	-23%
Apartment	-\$213,813,000	-20%
Vacant	+\$ 5,213,000	+ 12%

\*These two charts come from The New York State Assembly Report Of Task Force On School Finance And Real Property Taxation, March 14, 1979.

BUSINESS HAS THE MONEY TO "RAM 100% VALUATION DOWN OUR THROATS", BUT WE HAVE THE GREATER NUMBER OF VOTES TO PRESSURE THE POLITICIANS TO PASS THE ESPOSITO BILL, NOW.

## WHAT CAN HOMEOWNERS AND TENANTS DO?

1. YOU MUST GET YOUR CIVIC, SOCIAL, SCHOOL, RELIGIOUS AND FRATERNAL GROUPS TO FIGHT FOR THE PASSAGE OF THE ESPOSITO BILL.
2. YOU MUST GET AS MANY PEOPLE AS YOU CAN TO PHONE AND WRITE LETTERS TO YOUR ASSEMBLYMAN AND STATE SENATOR TO SUPPORT THIS BILL. (FORM LETTERS AND PETITIONS ARE USELESS, ONLY INDIVIDUAL LETTERS WILL CHANGE THE MINDS OF THE POLITICIANS.)
3. YOU MUST WRITE LETTERS TO THE EDITOR OF YOUR LOCAL PAPERS, TO THE DAILY NEWS, TO THE POST AND THE TIMES ABOUT THIS BILL.
4. REMEMBER, YOU MUST DEMAND PASSAGE OF THIS BILL BEFORE THE PRIMARIES AND ELECTION OF 1980. ONCE, THE POLITICIANS ARE RE-ELECTED WITH VERBAL PROMISES TO HELP YOU, THEY WILL FORCE FULL ASSESSMENT ON YOU.

THE FOLLOWING ASSEMBLYMEN VOTED "NAY" ON THE MOTION TO BRING THE ESPOSITO BILL OUT OF COMMITTEE SO THAT IT COULD BE DEBATED AND VOTED ON.

### QUEENS

22ND A.D. GERDI LIPSCHUTZ (ROCKAWAY)...634-4750.  
24TH A.D. SAUL WEPRIN (FLUSHING).....465-6030.  
25TH A.D. VINCENT L. NICOLosi (BAYSIDE).423-8300.  
26TH A.D. LEONARD STAVISKY(WHITESTONE).767-1244.  
27TH A.D. ARTHUR J. COOPERMAN.....591-8700.  
28TH A.D. ALAN G. HEVESI(FOREST HILLS).268-4058.  
29TH A.D. ANDREW JENKINS(ST. ALBANS)....  
30TH A.D. RALPH GOLDSTEIN.....459-2400.  
32ND A.D. EDWARD ABRAMSON.....657-5770.  
34TH A.D. IVAN LAFAYETTE(JACKSON HGTS.)457-0384.  
36TH A.D. DENIS J. BUTLER(LONG ISLAND CITY)  
.....932-4052.

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ADDRESS YOUR LETTERS TO HON.assemblyman's name  
STATE ASSEMBLY  
ALBANY, NEW YORK 12224

ADDRESS YOUR LETTERS TO STANLEY FINK, SPEAKER  
OF THE ASSEMBLY, AND CALL HIM AT 488-7960 OR  
957-9000.