

Council Member Zamer introduced the following:

LOCAL LAW A OF 2026

A LOCAL LAW AMENDING ARTICLE III (SENIOR CITIZENS TAX EXEMPTION) OF CHAPTER 333 (TAXATION) OF THE CODE OF THE CITY OF ALBANY TO INCREASE THE MAXIMUM EXEMPTION PERCENTAGE LEVELS APPLICABLE TO THE EXEMPTION

Be it enacted by the Common Council of the City of Albany as follows:

Section 1. Subsection (A) of section 333-34 (Eligibility) of Article III (Senior Citizens Tax Exemption) of Chapter 333 (Taxation) of Part II (General Legislation) of the Code of the City of Albany is hereby amended to read as follows:

A. Pursuant to § 467 of the Real Property Tax Law of the State of New York, real property located in the City of Albany and owned by one or more persons, each of whom is 65 years of age or over, or real property owned by spouses, one of whom is 65 years of age or over, shall be exempt from taxation according to the following eligibility schedule:

Annual Income	Percentage of Assessed Value Exempt from Taxation
\$47,000 or less	65%
More than \$47,000 and up to \$48,000	60%
More than \$48,000 and up to \$49,000	55%
More than \$49,000 and up to \$50,000 or less	50%
More than \$50,000 and up to \$51,000	45%
More than \$51,000 and up to \$52,000	40%
More than \$52,000 and up to \$53,000	35%
More than \$53,000 and up to \$53,900	30%
More than \$53,900 and up to \$54,800	25%
More than \$54,800 and up to \$55,700	20%
More than \$55,700 and up to \$56,600	15%
More than \$56,600 and up to \$57,500	10%
More than \$57,500 and up to \$58,400	5%
More than \$58,400	0%

Section 3. This Local Law shall take effect upon final passage, public hearing, and filing with the Secretary of State and shall apply to assessment rolls prepared on the basis of taxable status dates occurring on and after January 1, 2026.

**APPROVED AS TO FORM THIS
13th DAY OF OCTOBER, 2026**

Corporation Counsel

To: **Shaniqua Jackson, City Clerk**

From: **Trey Kingston, Commissioner of Assessment**

Re: **Common Council Legislation**
Supporting Memorandum

Date: **January 13, 2026**

Sponsor: **Council Member Zamer**

Local Law A OF 2026 (MC)

TITLE

A LOCAL LAW AMENDING ARTICLE III (SENIOR CITIZENS TAX EXEMPTION) OF CHAPTER 333 (TAXATION) OF THE CODE OF THE CITY OF ALBANY TO INCREASE THE MAXIMUM INCOME ELIGIBILITY LEVELS APPLICABLE TO THE EXEMPTION

GENERAL PURPOSE OF LEGSLATION

The City of Albany's senior citizen property tax exemption, codified at Code § 333-34 et seq., is authorized by and based upon section 467 of the New York State Real Property Tax Law. From 2009 to the taxable year 2024, Senior Citizen property owners could be awarded an exemption based on their income level with a maximum discount of 50%. On December 5, 2025, Governor Hochul signed into law 2025 NY AB 3698 (also known as 2025 NY SB 5175), effective beginning in taxable year 2025. This authorized municipalities to create three new income levels which would allow for the exemption to be granted at 55, 60 and 65%, the Legislature amended section 467 to increase the exemption amounts up to 65%. Under the amended local law, seniors earning less than \$50,000 per year may enjoy an exemption in excess of the 50% which was historically provided by law, with new tiers added for 55%, 60%, and 65%.

NECESSITY FOR LEGISLATION AND ANY CHANGE TO EXISTING LAW

This local law conforms the City of Albany's exemption income eligibility to those recently authorized by the State. Albany previously conformed to the maximum levels permitted by State law. With the recent statewide increase in maximum permissible exemption, this legislation is necessary to bring Albany back in line with State standards.

The local law will apply only to assessment rolls prepared on the basis of taxable status dates occurring on and after January 1, 2026. Because of the arrangement of the assessment calendar under the Real Property Tax Law, the exemption will not be reflected for those who fall under the new eligibility brackets until the 2026-27 school tax bills and 2027 City/County tax bills.

As the City continues to assist our aging community, this exemption will continue to allow our seniors to age in their homes and not have to seek alternative living arrangements as a result of tax liabilities.

FISCAL IMPACT

None.