

# Property tax relief credit

The property tax relief credit directly reduces your property tax burden if you are a qualifying homeowner. If you're eligible for the credit, we'll automatically send you a check.

To be eligible, you must:

- live in a school district that is complying with the New York State property tax cap (see [School district compliance](#) to learn if yours did),
- receive either the Basic or Enhanced STAR exemption or credit,
- have an income of \$275,000 or less, and
- have paid school property taxes in 2018.

The amount of the credit is a percentage of the eligible homeowner's STAR savings.

## Basic STAR recipients

If you're receiving the Basic STAR exemption or credit and you're eligible for the property tax relief credit, your credit amount will be a certain percentage (determined by your income) of your Basic STAR savings.

### Percentage of Basic STAR savings according to income

If your 2016 income is:	Your 2018 property tax relief credit will be this percentage of your STAR savings:
\$75,000 or less	60.0%
between \$75,000 and \$150,000	42.5%
between \$150,000 and \$200,000	25.0%
between \$200,000 and \$275,000	7.5%

## Enhanced STAR recipients

Your credit will be 26% of your Enhanced STAR savings. Your income doesn't impact the amount of your credit.

## Credit limitations

Whether you're receiving Basic or Enhanced STAR, the credit you receive can't be greater than the school district taxes for your property.

## Definition of income for property tax relief

For the 2018 property tax relief credit, income is defined as 2016 federal adjusted gross income (FAGI) modified so that:

- the net amount of loss reported on Federal Schedule C, D, E or F doesn't exceed \$3,000;
- the net amount of any other separate category of loss doesn't exceed \$3,000; and
- the aggregate amount of all losses doesn't exceed \$15,000.

Note: for the 2019 property tax relief credit, income will be defined using 2017 FAGI with the modifications above.

## Phase-in schedule

The property tax credit program began in 2016, and will be fully phased in in 2019. See [Property tax relief credit amounts](#) for additional information.

## New York City residents

New York City is not subject to the tax cap and therefore, city residents aren't eligible for this credit. If you are a New York City homeowner or renter, you may, however, be eligible for the [New York City enhanced real property tax credit](#).

## Resources

- [School district compliance with the property tax cap](#)
- [Property Tax Credit Lookup](#)
- [Property tax relief credit amounts](#)
- [How to report your property tax relief credit](#)
- [Property tax freeze credit](#)
- [Property owners](#)

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