



New York City Advisory Commission on Property Tax Reform Public Hearing in Manhattan

Mayor Bill de Blasio and City Council Speaker Corey Johnson established an advisory commission to develop recommendations to make the City's property tax system simpler, clearer, and fairer, while ensuring that there is no reduction in revenue used to fund essential City services. The Commission will hold a series of public hearings this fall and next spring to hear from all who pay property taxes directly or indirectly. All hearings will begin at 6:30p.m. The date and location for this fall's hearing in Manhattan is:

Tuesday, October 23, 2018
Borough of Manhattan Community College, Tribeca Performing Arts Center, Theatre Two
199 Chambers Street
New York, NY 10007

To ensure the commission hears from all those interested, speakers should plan to speak for no more than three minutes. Commission members may use additional time to ask the speaker questions. Elected officials will be given the opportunity to speak first; all other participants will be heard in the order in which they sign up when they arrive at the hearing. Speakers may (but need not) submit their presentations ahead of time by emailing them to PropTaxInfo@propertytaxcommission.nyc.gov or uploading them at <https://www1.nyc.gov/site/propertytaxreform/index.page> through our online portal.

The Commission especially would appreciate comments on topics such as:

Fairness in the treatment of different kinds of properties:

- Are there properties, or taxpayers, who are treated unfairly? How could the system be made more fair?
- Should all residential properties be taxed at the same rate? What about non-residential properties?
- Should non-residential properties be taxed at a higher rate than residential properties?
- Who pays the property taxes on residential or commercial rental units – the owner or the tenants? How, if at all, should the property tax system address changes in how property taxes affect rents?

Improvements in the administration of the system:

- How accurate are market value estimates? How could the accuracy of appraisals be improved?
- How could the notices that explain how property taxes are computed be made simpler and easier to understand?
- Is the process for appealing one's property taxes working efficiently and fairly? How could it be improved?
- What are the most critical reforms necessary to make the tax system simpler and clearer?

Avoiding significant property tax increases through transitional or income-based mechanisms:

- Should the system provide relief to taxpayers who face significant tax increases because of changes in their properties' values? What are the pros and cons of providing relief to taxpayers who see their property values (and therefore their taxes) rising faster than their incomes?
- Are there preferred methods of relief for property owners who cannot afford their property tax bills?
- Should any such relief be limited to low-income taxpayers?

The Commission looks forward to hearing from all those who are interested in improving the property tax system.

The Tribeca Performing Arts Center is accessible. To request additional accommodations, or translation services, please email PropTaxInfo@propertytaxcommission.nyc.gov or call 212-748-0281 by 5:00 pm on Thursday, October 18th.