



## THE NEW 2007 NYS MIDDLE CLASS STAR REBATE

**From: The Board of Directors & Finance Dept of Glen Oaks Village - July 30, 2007**

The State of New York has put in motion a program to reduce property taxes to all homeowners and co-op shareholders. The program has been dubbed the *Middle Class STAR Rebate* and we will try to help you understand it. The program will provide benefits to taxpayers on a sliding scale based on income, with benefits declining as income increases. This benefit will increase over the next three years and is an addition to the original STAR rebate.

Those already enrolled in the STAR program will soon receive a 2007 *Middle Class STAR Rebate Program Application*, from New York State. The mailing from the State will include your "**STAR Code**". You may either fill out the application received from the State and mail it in or apply for it on-line using the "Star code" provided with the application. To apply on-line, go to the <http://www.tax.state.ny.us/star/2007/>. According to the NYS website this additional credit will range between \$65.76 and \$131.52 depending on your 2005 income. It is anticipated that this supplemental **STAR Rebate** check will be mailed directly to you from the Department of Finance. If you do not receive this application in the mail, then you are not enrolled in STAR and must apply on line or come to the Management Office to get an application.

Notification of the program by the State has already begun and many of you may already have received these application forms. You must apply no later than November 30, 2007. Those who have never applied for the STAR tax credit should do so as soon as possible. Enhanced STAR recipients (seniors earning less than approx. \$67,000 per year) who have previously applied for Enhanced Star do not need to apply again or do anything further. Their NYS rebate will be \$103.16

In Glen Oaks Village, the average basic STAR was \$203 in last year so the new Middle Class STAR program will increase this benefit by the amounts indicated above.

In the past our co-op like many others, has created a special assessment to recapture part or all of this property tax rebate. By doing this the co-op raises funds for its budget without the necessity of a larger permanent maintenance increase. Our polling has shown that given the choice, most shareholders prefer this method rather than a permanent maintenance increase. Of course, most including the volunteer board members who also pay maintenance would prefer neither, but that is not always possible. It is important that you apply for the STAR rebate now so that if the co-op decides to continue this tax recapture assessment in the future, your STAR credit or rebate check will equal the special assessment and therefore not have to pay it with out-of-pocket funds.

This is all very complicated because the State legislature and Governor could not agree on a mechanism to distribute these funds. Don't blame us; call your Assemblyman or State Senator. We wish it were easier but we are just trying to decipher it for all of you.