



# Real Property Tax Exemptions: What qualifies?

New York Farm Bureau • 159 Wolf Rd., Albany, NY 12205 • 800-342-4143 • [www.nyfb.org](http://www.nyfb.org)

## Real Property Tax Exemption

Over the years, NYFB has worked for policies that better recognize the working nature of agricultural buildings. Through these efforts several programs within New York's Real Property Tax Law now allow certain structures related to farm operations to be exempt from property taxes.

## Newly Constructed and Reconstructed Agricultural Structures

A 10-year property tax exemption is allowed for newly constructed or substantially reconstructed agricultural structures. Under this program, the value added to the property from the new building or substantial reconstruction is not included in the assessed value of the property for the first ten years following the construction. Generally, the application (Form RP-483) must be filed with the local assessor by the taxable status date and is available from the assessor or the County Director of Real Property Tax Services. Eligibility for the program is based upon the following requirements:

- The structure/building is essential to the operation of lands actively used in agriculture or horticulture.
- The structure/building is used and occupied to carry out the agricultural or horticultural operation.
- The farmland must be used in bona fide agricultural or horticultural production carried on for profit.
- The farmland must not be less than 5 acres in area.
- An application must be made within one year of completion of construction.

## Limited Use Agricultural Structures

A one-time application, Form RP-483-a, allows for a permanent exemption from taxes, special ad valorem levies and special assessments for certain limited use agricultural structures. These include: silos, bulk milk tanks, manure storage and handling facilities, farm feed grain storage bins and commodity sheds.

## Temporary Greenhouses

A one-time application, Form RP-483-c, allows for a permanent exemption from taxes, special ad valorem levies and special assessments for temporary greenhouses. A temporary greenhouse is defined as specialized agricultural equipment having a framework covered with demountable polyethylene or polypropylene materials, or materials of that nature, which is specifically designed, constructed and used for agricultural production.

## Farm or Food Processing Labor Camps or Commissaries

Farm or food processing labor camps and commissaries (and other structures used to improve the health, living and working conditions for farm laborers) are now eligible for a real property tax exemption.

## NEW Program Eligibility

Recently, NYFB has been successful in expanding the types of buildings eligible for the 10 year agricultural real property tax exemption:

- Indoor exercise arenas used exclusively for training and exercising of horses,
- Structures and buildings used in the production of maple syrup, and
- Structures and buildings used in the production of honey and beeswax, including those used for the storage of bees.

The applicant must provide the assessor with a copy of 1) a State Sanitary Code permit to operate a “migrant farmworker housing facility”, 2) a State Labor Department “farm labor contractor certificate of registration”, “permit to operate a farm labor camp commissary”, and/or “migrant labor registration certificate” and 3) proof of compliance with the fire prevention and building code. There is a one-time application, RP-483-d.

### **Commercial Business or Industrial Property**

Real property constructed, altered, installed or improved for the purpose of commercial, business or industrial activity may also be exempt from a percentage of taxation for a period of up to 10 years. This exemption applies to real property used primarily for the buying, selling, storing or developing goods or services, the manufacture or assembly of goods or the processing of raw materials. You must file Form RP-485-b for this exemption but check with your town assessor as local governments can opt out of this program.

### **Historic Barns**

An exemption for historic barns is available only after local approval of the exemption and applies to reconstruction or rehabilitation that was started after the effective date of the local law or resolution. A “historic barn” must have been at least partially constructed before 1936 and originally designed and used for housing livestock, or storing farm equipment or agricultural products. The sliding scale exemption is authorized by local law for a 10 year period. The barn owner must file form RP-483-b.

### **Where can I go if I have more questions?**

Contact your local assessor, the County Director of Real Property Tax Services, or visit the New York State Office of Real Property Services website at <http://www.orps.state.ny.us>. Copies of the necessary forms can be accessed on the NYFB website: [www.nyfb.org](http://www.nyfb.org).

