



# ***New York State Veterans Financial Benefits (Part II)***

***September 16, 2008***

***Webinar***

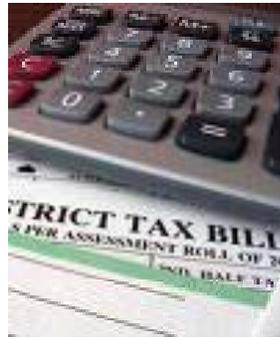
***NYS Division of Veterans' Affairs***

# **NYS Veterans Financial Benefits**

## **(Part II)**

### Agenda

1. Veterans Property Tax Exemptions
2. Homes for Veterans



# ***Property Tax Exemptions***

# Veterans' Property Tax Exemption Program Description

## *There are 3 Types of Exemptions:*

- **Section 458** of the Real Property Tax Law provides a partial exemption on property owned by a veteran that has been purchased with pension, bonus, or insurance monies – referred to as “**eligible funds**”
- **Section 458-a** of the Real Property Tax Law is available only for residential property of veterans who served during wartime or received an expeditionary medal – referred to as “**alternative veterans' exemption**”
- **Section 458-b** of the Real Property Tax Law is available only for residential property of veterans who served during the Cold War period – referred to as “**Cold War exemption**”

# **Veterans' Property Tax Exemption**

## **Program Description**

### **Eligible Funds Exemption:**

Reduces property's assessed value to the extent that eligible funds were used in the purchase.

- Eligible funds include:
  - Monthly payments for service-connected or non-service connected disability or death
  - Retirement pay & Disability retirement pay
  - Death gratuity or benefit equal to six months pay
  - Mustering out pay & POW pay
  - Subsistence allowance under GI Bill
  - Any bonus granted by NYS or US government
  - Annuity to blind veterans granted by NYS

# **Veterans' Property Tax Exemption**

## **Program Description**

### **Eligible Funds Exemption:**

- Generally has a \$5,000 maximum
- Applicable only to general taxes and not school taxes or special district levies
- Application Form is RP-458, must be filed with local assessor by taxable status date

# **Veterans' Property Tax Exemption Program Eligibility**

## **Alternative:**

- Served on active duty (other than for training) during:
  - April 21, 1898 – July 4, 1902**
  - May 9, 1916 – April 4, 1917**
  - April 6, 1917 – Nov 11, 1918**
  - Dec 7, 1941 – Dec 31, 1946**
  - June 27, 1950 – Jan 31, 1955**
  - Feb 28, 1961 – May 7, 1975**
  - Aug 2, 1990 – End of conflict (\*Includes Afghanistan)**
- Or Received a Global War on Terrorism Expeditionary Medal, Armed Forces, Navy, or Marine Corps Expeditionary Medal
- Released from service under honorable conditions

# **Veterans' Property Tax Exemption**

## **Program Description**

### **Alternative Exemption:**

- *Not* contingent upon the purchase of real property with specified government monies
- Based on a percentage of assessed value
- Reduces property's assessed value by 15% for veterans who served during wartime and an additional 10% to those who served in a combat zone (actual reduction also subject to local maximums & equalization rates)
- Provides an additional exemption to disabled veterans equal to one-half of their service-connected disability rating

# **Veterans' Property Tax Exemption**

## **Program Description**

### **Alternative Exemption:**

- Limited to primary residence of veteran, spouse, or a Gold Star Parent (unless veteran's absence is due to hospitalization or institutionalization)
- Applicable only to general taxes and not school taxes or special district levies and limited to primary residence
- Application Form is RP-458-a, must be filed with local assessor by taxable status date

# Veterans' Property Tax Exemption

## Program Description

### ***Cold War Exemption:***

This exemption is available to Veterans who served on active duty (exclusive of training) in the United States armed forces between September 2, 1945 and December 26, 1991, and who *are not* currently receiving either the eligible funds or alternative veterans' exemption

- Reduces property's assessed value by either 10% or 15% (*as adopted by municipality*) for veterans who served during the Cold War period
- Provides an additional exemption to disabled veterans equal to one-half of their service-connected disability rating

# **Veterans' Property Tax Exemption**

## **Program Description**

### **Cold War Exemption:**

- Limited to primary residence
- Honorably discharged or released from service.
- Exemption is limited to 10 years duration.
- Application Form is RP-458-b, must be filed with local assessor by taxable status date

# Veterans' Property Tax Exemption

## FAQ:

### Q. What if the Veteran moves?

A. A Veteran who moves and purchases another residence in the another assessing unit granting the alternative exemption can continue to receive the alternative exemption upon application.

### Q. Are Veterans who served in the US Merchant Marines during WWII eligible to receive the alternative exemption?

A. Yes - must prove service in a combat zone.

### Q. What type of proof is required for exemptions?

A. Form DD-214, copy of discharge orders, VA disability rating (if applicable)

# Veterans' Property Tax Exemption

## **Required Documentation:**

- Completed Application (Form RP-458, 458-a, or 458-b)

Available at: <http://www.orps.state.ny.us/pamphlet/exempt/vets.htm>

- Applications & information for NYC Residents:

[http://www.nyc.gov/html/dof/html/property/property\\_tax\\_reduc\\_individual.shtml](http://www.nyc.gov/html/dof/html/property/property_tax_reduc_individual.shtml)

- Certificate of Release or Discharge from Active Duty (DD 214)
- Copy of Deed to Residence
- VA Disability Rating Determination (if applicable)

***Questions?***



# ***Homes for Veterans***

# Homes for Veterans

## Program Description

- Designed to make homeownership more attainable for veterans by relaxing eligibility requirements, eliminating fees like borrower points and providing closing cost assistance
- Offers fixed-rate mortgages with interest rates 0.5% below the already low interest rates charged on State of New York Mortgage Agency (SONYMA) mortgages



# Homes for Veterans

## Program Description

- Fixed interest rate that is 0.05% below the standard SONYMA interest rate
- Closing cost assistance up to the greater of (a) \$5,000 or (b) 5% of the requested loan amount
- No borrower points
- Requires only 1% of the home purchase price from borrower's own funds, the remaining 2% can come from a gift or other acceptable sources
- Veteran need not be a first time home buyer

# Homes for Veterans

## Program Description

### *Current Interest Rates for the Homes for Veterans Program:*

	<b>30-Year Terms</b>	<b>40-Year Terms</b>
Current Interest Rate	<b>6.125%</b>	<b>6.250%</b>
Points	<b>0%</b>	<b>0%</b>
Annual Percentage Rate (APR)	<b>6.125%</b>	<b>6.250%</b>
Maximum Financing	<b>97%</b>	<b>97%</b>
Monthly payment per \$1,000 borrowed	<b>\$6.08</b>	<b>\$6.68</b>

Effective September 1, 2008

Source: [www.nyhomes.org](http://www.nyhomes.org)

# Homes for Veterans Program Eligibility

## **Eligible Applicants:**

- Veterans who served on active duty who were discharged under anything other than dishonorable
- Must meet SONYMA's credit underwriting standards. Applicants must have: a steady job; good credit history; sufficient income to make the mortgage payment and meet other debt payments; and sufficient cash, savings, or other assets for down payment and closing costs
- Applicants must occupy the SONYMA-financed home as their permanent residence

# Homes for Veterans

**Does the home you want to buy qualify? Yes, if:**

- It Is located in New York State
- Has a sales price that does not exceed SONYMA's Purchase Price Limits
- Will not be used for any business or commercial purpose
- Is one of the following property types:
  - Existing or completed newly constructed one-family home (includes condominiums and cooperatives);
  - Two , three , or four family home that is at least five years old as of the SONYMA loan application date and has been used only as a residence during the past five years;
  - Two family home located in a "Target area" that is completed newly constructed or was constructed within the five years prior to the SONYMA loan application date
- Is a maximum of 5 acres (exceptions can be made)
- Has at least 500 square feet of living space (exceptions can be made)

# Homes for Veterans

## Application Process

In order to qualify for the Homes for Veterans Program, veteran must supply the following documentation with their SONYMA mortgage application:

- DD 214 – Certificate of Release or Discharge from Active Duty;
- Last three years signed Federal tax returns; and
- Military Veteran's Eligibility Affidavit (SONYMA Form 243)  
*(Required only if veteran - or their spouse or co-borrower is not a first-time homebuyer)*

Contact the State of New York Mortgage Agency (SONYMA) at 1-800-382-HOME or [www.nyhomes.org](http://www.nyhomes.org) to get pre-qualified with a SONYMA participating lender.

## ***For More Information Contact:***

Call SONYMA at: 800-382-HOME (4663)

<http://www.nyhomes.org/home/index.asp?page=467>

Or contact a SONYMA participating lender for further details. *For a list of participating lenders see:*

<http://www.nyhomes.org/home/index.asp?page=571>

***Questions?***

***Thank you***

*Next Webinar is 15 October 2008*