



ULSTER COUNTY LEGISLATIVE NEWS

ULSTER COUNTY NEWS INFORMATION

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For Immediate Release:

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Long Overdue Expansion of Senior Property Tax Exemption Introduced Public Hearing To Be Held On Tuesday, October 21st

(Kingston, NY) – On Tuesday October 21, 2025 at 7:05 PM the Ulster County Legislature will hold a public hearing on Proposed Local Law No. 11 of 2025, amending income thresholds for Seniors to qualify for County Property Tax Exemptions.

“Passing this law will be the first time in twelve years that income thresholds have been updated to reflect the real economic conditions our Seniors on fixed incomes face. Property taxes and the cost of living generally are increasing at unmanageable rates. Coupled with the current uncertain and unpredictable economic conditions and threats to Social Security, even Seniors who own their homes outright are unable to afford to stay in them,” said **Legislator Eric Stewart (District 18)**, author of the Proposed Local Law.

According to the American Community Survey over 40,000 Ulster County residents are Seniors, representing nearly a quarter of the population.

Under New York State Real Property Tax Law, this exemption is eligible for the primary residence of Seniors aged 65 and older who have lived at the property for the last twelve consecutive months. The updated Federal Adjusted Gross Income thresholds in the Proposed Local Law are as follows:

ANNUAL INCOME

% ASSESSED VALUATION EXEMPT FROM TAXATION

Was \$29,000.00 or less	NOW \$41,600.01 or less	50%
Was \$29,000.01 – \$29,999.99	NOW \$41,600.02 – \$42,600.00	45%
Was \$30,000.00 – \$30,999.99	NOW \$42,600.01 – \$43,600.00	40%
Was \$31,000.00 – \$31,999.99	NOW \$43,600.01 – \$44,600.00	35%
Was \$32,000.00 – \$32,999.99	NOW \$44,600.01 – \$45,500.00	30%
Was \$32,900.00 – \$33,799.99	NOW \$45,500.01 – \$46,400.00	25%
Was \$33,800.00 – \$34,699.99	NOW \$46,400.01 – \$47,300.00	20%
Was \$34,700.00 – \$35,599.99	NOW \$47,300.01 – \$48,200.00	15%
Was \$35,600.00 – \$36,499.99	NOW \$48,200.01 – \$49,100.00	10%
Was \$36,500.00 – \$37,399.99	NOW \$49,100.01 – \$50,000.00	5%

“Amending this law will allow Seniors to age in place, promote independence, maintain their homes and remain a vital part of our community. I hope Seniors who will benefit from this change, their families and neighbors who want to help them stay in their homes will join us at the Public Hearing and have their voice heard,” **Legislator Stewart** concluded.

The Ulster County Legislature encourages all to attend the Public Hearing to support this long overdue change. Those who cannot attend the meeting in person may submit written comments to the Clerk of the Legislature by emailing yfab@ulstercountyny.gov or by visiting legislature.ulstercountyny.gov/public-comments/.

Full text of Proposed Local Law No. 11 of 2025 can be found [here](#).

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