

November 15, 2024

TO: Hon. Vedat Gashi, Chair  
Hon. Jose Alvarado, Vice Chair  
Hon. Tyrae Woodson-Samuels, Majority Leader  
Hon. Margaret Cunzio, Minority Leader

FROM: ~~George Latimer~~ *Kenneth Jenkins*  
*Acting* Westchester County Executive

RE: Message Requesting Immediate Consideration: **Act – Mortgage Tax Receipts – 4/1/24 through 9/30/24.**

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This will confirm my request that the Board of Legislators allow submission of the referenced communication to be submitted to the Board of Legislators November 18, 2024 Agenda.

Attached for your consideration is an Act which would authorize and direct the Commissioner of Finance to pay the Mortgage Tax Receipts.

Therefore, since this communication is of the utmost importance, it is respectfully submitted that the County Board of Legislators accepts this submission for November 18, 2024 “blue sheet” calendar.

Thank you for your prompt attention to this matter.



George Latimer  
County Executive

November 15, 2024

Westchester County Board of Legislators  
800 Michaelian Office Building  
White Plains, NY 10601

Members of the Board of Legislators:

Attached for your consideration is an Act which would authorize and direct the Commissioner of Finance to pay the Mortgage Tax Receipts, apportioned according to and as mandated by Section 261(3) of the New York State Tax Law, to the cities, town and villages listed in the attached report. The Mortgage Taxes received by the County Clerk during the period April 1, 2024 through September 30, 2024 totaled \$17,263,416.16.

Very truly yours,

~~George Latimer~~  
~~County Executive~~

*Kenneth Jenkins*  
*Acting County Executive*

GL/MA/db  
Attachments



ACT NO. -2024

HONORABLE BOARD OF LEGISLATORS  
THE COUNTY OF WESTCHESTER

Your Committee is in receipt of a communication from the County Executive recommending the adoption of an Act authorizing and directing the Commissioner of Finance of the County of Westchester to pay Mortgage Tax receipts to cities, towns and villages. The Mortgage Taxes to be distributed to the cities, town and villages for the period from April 1, 2024 through September 30, 2024 totals \$17,263,416.16 and will be apportioned as prescribed in the attached report of the County Clerk and the Commissioner of Finance in accordance with the requirements of Section 261(3) of the New York State Tax Law.

The Department of Planning has advised your Committee that based on its review, the authorization of the proposed action does not meet the definition of an action under the New York State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617(2)(b). Please refer to the memorandum from the Department of Planning dated January 8, 2024, which is on file with the Clerk of the Board of Legislators. Your Committee concurs with this recommendation.

Approval of this Act requires an affirmative vote by a majority of all members of the Board of Legislators. After due consideration, your Committee recommends the

adoption of the attached Act.

Dated: \_\_\_\_\_ 2024  
White Plains, New York

COMMITTEE ON BUDGET & APPROPRIATION

s/cmc/11.14.2024

# FISCAL IMPACT STATEMENT

SUBJECT: Mtge Tax Receipts to Cities, Towns & Villages

NO FISCAL IMPACT PROJECTED

## OPERATING BUDGET IMPACT

(To be completed by operating department and reviewed by Budget Department)

A)  GENERAL FUND       AIRPORT       SPECIAL REVENUE FUND (Districts)

### B) EXPENSES AND REVENUES

Total Current Year Cost      \$ 0

Total Current Year Revenue      \$ 0

Source of Funds (check one):       Current Appropriations

Transfer of Existing Appropriations

Additional Appropriations

Other (explain)

Identify Accounts:

\_\_\_\_\_  
Potential Related Operating Budget Expenses:

Annual Amount \$ none

Describe: 731-5574

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Potential Related Revenues:

Annual Amount \$ \_\_\_\_\_

Describe: Pass Through

Anticipated Savings to County and/or Impact on Department Operations:

Current Year:      None

\_\_\_\_\_  
\_\_\_\_\_  
Next Four years: None

Prepared by: Mario Arena 10-30-24

Title:      Deputy Finance Commissioner

Department: Finance

Reviewed By: *Christin Rando*

Deputy Budget Director

If you need more space, please attach additional sheets.

REVISED

**2023 FIXED-DOLLAR PARTIAL EXEMPTIONS ADDED BACK TO ADJUSTED COUNTY TAXABLE VALUE**

MUNICIPALITY	REPORTED TAXABLE	VETERANS	CLERGY	VOLUNTEER	ADJUSTED
	ASSESSED VALUE			FIRE COMPANIES	TAXABLE VALUE
City of Mount Vernon	\$ 146,046,963	\$ 197,142	\$ 46,500	\$ -	\$ 146,290,605
City of New Rochelle	\$ 266,036,908	\$ 161,036	\$ 30,000	\$ -	\$ 266,227,944
City of Peekskill	\$ 64,258,118	\$ 29,660	\$ 7,500	\$ -	\$ 64,295,278
City of Rye	\$ 145,098,242	\$ 93,692	\$ 3,000	\$ -	\$ 145,194,934
City of White Plains	\$ 280,525,842	\$ 205,917	\$ 28,500	\$ -	\$ 280,760,259
City of Yonkers	\$ 465,411,451	\$ 804,326	\$ 18,000	\$ -	\$ 466,233,777
Town of Bedford	\$ 600,783,118	\$ -	\$ 1,500	\$ -	\$ 600,784,618
Town of Cortlandt	\$ 110,391,497	\$ 336,286	\$ 10,500	\$ -	\$ 110,738,283
Town of Eastchester	\$ 101,491,948	\$ 168,448	\$ 7,500	\$ -	\$ 101,667,896
Town of Greenburgh	\$ 24,300,843,088	\$ 27,160,585	\$ 22,500	\$ -	\$ 24,328,026,173
Town of Harrison	\$ 126,035,665	\$ 116,200	\$ 1,500	\$ -	\$ 126,153,365
Town of Lewisboro	\$ 294,898,631	\$ 21,600	\$ 1,500	\$ -	\$ 294,921,731
Town of Mamaroneck	\$ 11,680,331,469	\$ 12,098,015	\$ 1,500	\$ -	\$ 11,692,430,984
Town of Mount Kisco	\$ 289,530,059	\$ -	\$ 1,500	\$ -	\$ 289,531,559
Town of Mount Pleasant	\$ 144,212,512	\$ 271,862	\$ 4,500	\$ -	\$ 144,488,874
Town of New Castle	\$ 1,072,229,133	\$ -	\$ 1,500	\$ -	\$ 1,072,230,633
Town of North Castle	\$ 121,241,456	\$ 34,750	\$ 1,500	\$ -	\$ 121,277,706
Town of North Salem	\$ 1,694,438,617	\$ 35,978	\$ 1,500	\$ -	\$ 1,694,476,095
Town of Ossining	\$ 6,307,218,945	\$ 1,507,110	\$ 7,500	\$ -	\$ 6,308,733,555
Town of Pelham	\$ 4,180,977,622	\$ 1,522,364	\$ 1,500	\$ -	\$ 4,182,501,486
Town of Pound Ridge	\$ 379,286,501	\$ -	\$ -	\$ -	\$ 379,286,501
Town of Rye	\$ 9,334,213,104	\$ 8,740,210	\$ 6,000	\$ -	\$ 9,342,959,314
Town of Scarsdale	\$ 9,165,980,480	\$ 9,610,976	\$ -	\$ -	\$ 9,175,591,456
Town of Somers	\$ 493,498,793	\$ 23,658	\$ 3,000	\$ -	\$ 493,525,451
Town of Yorktown	\$ 131,230,208	\$ 387,646	\$ 6,000	\$ -	\$ 131,623,854
<b>TOTALS:</b>	\$ 71,896,210,370	\$ 63,527,461	\$ 214,500	\$ -	\$ 71,959,952,331

**NOTE:**

Chapter 280 of the Laws of 1985 requires that counties wishing to use equalization rates calculated by the then Office of Real Property Services add certain "fixed-dollar" exemptions back to stated taxable value when apportioning the county tax levy. Individual municipalities will, however, continue to use the stated taxable value to set the tax rate.

County of Westchester  
Mortgage Tax Allocation - Dept of Finance  
4-01-24 thru 9-30-24

Town/City	Village	2023 Taxable Assessed Value	2023 Detail taxable Village/town Outside Breakdown	12/15/2024 Tax to be Distributed	% of Distribution	12/15/2024 Distribution
Bedford		600,783,118		370,000.69	1.000000	\$ 370,000.69
Cortlandt		110,391,497	82,129,767	724,133.10	0.871993	\$ 631,439.12
	Buchanan		6,921,329		0.031349	\$ 22,700.86
	Croton		21,340,401		0.096658	\$ 69,993.12
Eastchester		101,491,948	54,758,707	788,652.71	0.769769	\$ 607,080.19
	Bronxville		33,481,471		0.164946	\$ 130,085.46
	Tuckahoe		13,251,770		0.065285	\$ 51,487.06
Greenburgh		24,300,843,088	12,231,485,071	1,875,967.55	0.751668	\$ 1,410,104.62
	Ardsley		1,325,991,682		0.027283	\$ 51,181.71
	Dobbs Ferry		2,486,649,955		0.051164	\$ 95,981.74
	Elmsford		1,236,346,507		0.025438	\$ 47,721.51
	Hastings		2,305,811,210		0.047443	\$ 89,001.58
	Irvington		2,156,358,085		0.044368	\$ 83,232.87
	Tarrytown		2,558,200,578		0.052636	\$ 98,743.51
Harrison		126,035,665		734,974.39	0.500000	\$ 367,487.20
	Harrison				0.500000	\$ 367,487.20
Lewisboro		294,898,631		377,943.89	1.000000	\$ 377,943.89
Mamaroneck		11,680,331,469	5,102,855,641	1,126,763.95	0.718438	\$ 809,510.00
	Larchmont		3,519,619,436		0.150664	\$ 169,763.17
	Mamaroneck		3,057,856,392		0.130898	\$ 147,490.78 (1)
Mt. Kisco		289,530,059		100,421.98	0.500000	\$ 50,210.99
	Mt. Kisco				0.500000	\$ 50,210.99
Mt. Pleasant		144,212,512	103,032,677	1,097,418.07	0.857225	\$ 940,734.39
	Briarcliff Manor		2,449,552		0.008493	\$ 9,320.21 (2)
	Pleasantville		20,448,592		0.070897	\$ 77,804.12
	Sleepy Hollow		18,281,691		0.063385	\$ 69,559.35
Mt. Vernon		146,046,963		598,044.39	1.000000	\$ 598,044.39
New Castle		1,072,229,133		714,179.52	1.000000	\$ 714,179.52
New Rochelle		266,036,908		953,854.23	1.000000	\$ 953,854.23
No. Castle		121,241,456		564,399.63	1.000000	\$ 564,399.63
No. Salem		1,694,438,617		74,556.51	1.000000	\$ 74,556.51
Ossining		6,307,218,945	1,201,657,393	435,718.37	0.595260	\$ 259,365.93
	Briarcliff Manor		2,280,283,415		0.180768	\$ 78,763.82 (2)
	Ossining		2,825,278,137		0.223972	\$ 97,588.62
Peekskill		64,258,118		342,471.54	1.000000	\$ 342,471.54
Pelham		4,180,977,622		316,402.53	0.500000	\$ 158,201.27
	Pelham		1,871,546,274		0.223817	\$ 70,816.21
	Pelham Manor		2,309,431,348		0.276183	\$ 87,385.06
Pound Ridge		379,286,501		144,726.75	1.000000	\$ 144,726.75
Rye City		145,098,242		928,156.06	1.000000	\$ 928,156.06
Rye Town		9,334,213,104		648,580.17	0.500000	\$ 324,290.09
	Mamaroneck		3,840,442,562		0.205719	\$ 133,425.01 (1)
	Port Chester		2,021,207,051		0.108269	\$ 70,220.96
	Rye Brook		3,472,563,491		0.186013	\$ 120,644.12
Scarsdale		9,165,980,480		1,031,010.59	0.500000	\$ 515,505.30
	Scarsdale				0.500000	\$ 515,505.30
Somers		493,498,793		356,240.01	1.000000	\$ 356,240.01
White Plains		280,525,842		622,124.19	1.000000	\$ 622,124.19
Yonkers		465,411,451		1,769,818.54	1.000000	\$ 1,769,818.54
Yorktown		131,230,208		566,856.80	1.000000	\$ 566,856.80
		<u>71,896,210,370.00</u>	<u>56,159,680,185.00</u>	<u>17,263,416.16</u>		<u>\$ 17,263,416.16</u>
		71,896,210,370.00		17,263,416.16		

J -

(1) (2) combined payments

## 2023 VILLAGE/TOWN-OUTSIDE BREAKDOWN OF COUNTY TAXABLE ASSESSED VALUE

MUNICIPALITY		TAXABLE ASSESSED VALUE (\$)
TOWN	VILLAGE	
<b>Cortlandt</b>	Buchanan	6,921,329
	Croton	21,340,401
	Unincorporated Area	82,129,767
<b>Eastchester</b>	Bronxville	33,481,471
	Tuckahoe	13,251,770
	Unincorporated Area	54,758,707
<b>Greenburgh</b>	Ardsley	1,325,991,682
	Dobbs Ferry	2,486,649,955
	Elmsford	1,236,346,507
	Hastings	2,305,811,210
	Irvington	2,156,358,085
	Tarrytown*	2,558,200,578
	Unincorporated Area	12,231,485,071
<b>Mamaroneck</b>	Larchmont	3,519,619,436
	Mamaroneck	3,057,856,392
	Unincorporated Area	5,102,855,641
<b>Mt. Pleasant</b>	Briarcliff Manor	2,449,552
	Pleasantville	20,448,592
	Sleepy Hollow	18,281,691
	Unincorporated Area	103,032,677
<b>Ossining</b>	Briarcliff Manor	2,280,283,415
	Ossining	2,825,278,137
	Unincorporated Area	1,201,657,393
<b>Pelham</b>	Pelham	1,871,546,274
	Pelham Manor	2,309,431,348
<b>Rye Town</b>	Mamaroneck	3,840,442,562
	Port Chester	2,021,207,051
	Rye Brook	3,472,563,491

**NOTE:**

(1) Harrison, Mt. Kisco and Scarsdale are coterminous town/villages; therefore, there is no village/town outside breakdown for these municipalities.

(2) Unincorporated area represents area outside villages. Pelham and Rye Town do not have unincorporated areas.



DISTRIBUTION STATEMENT

(Columns 1 through 5)

The "taxes collected" shown in column 1 were generated by mortgage interest and property tax the respective tax districts. Additions and deductions to their adjustments and current taxes are reported in columns 3 and 4, respectively. Authority for their additions and deductions is given by the action of the Tax Department and by the letters of the year.

CREDIT STATEMENT

(Column 6)

This column is the net amount due each tax district for which the Board of Supervisors shall issue its warrants or checks.

1	2	3	4	5	6
Tax districts	Taxes collected	*Additions	*Deductions	Amount of "Taxes Collected" as adjusted and corrected	Net Amount due each tax district
BEDFORD	373,331.50			373,331.50	370,000.69
CORTLANDT	731,651.87		1,000.00	730,651.87	724,133.10
EASTCHESTER	806,257.30		10,505.00	795,752.30	788,652.71
GREENBURGH	1,892,855.34			1,892,855.34	1,875,967.55
HARRISON	741,590.76			741,590.76	734,974.39
LEWISBORO	381,346.21			381,346.21	377,943.89
MAMARONECK	1,136,907.28			1,136,907.28	1,126,763.95
MT. KISCO	101,326.00			101,326.00	100,421.98
MT. PLEASANT	1,107,297.22			1,107,297.22	1,097,418.07
MT. VERNON	603,428.09			603,428.09	598,044.39
NEW CASTLE	720,608.69			720,608.69	714,179.52
NEW ROCHELLE	962,440.99			962,440.99	953,854.23
NORTH CASTLE	569,480.46			569,480.46	564,399.63
NORTH SALEM	75,227.68			75,227.68	74,556.51
OSSINING	439,640.78			439,640.78	435,718.37
PEEKSKILL	346,253.33		699.00	345,554.33	342,471.54
PELHAM	319,250.84			319,250.84	316,402.53
POUND RIDGE	146,029.61			146,029.61	144,726.75
RYE CITY	936,511.48			936,511.48	928,156.06
RYE TOWN	654,418.80			654,418.80	648,580.17
SCARSDALE	1,040,291.93			1,040,291.93	1,031,010.59
SOMERS	359,446.95			359,446.95	356,240.01
WHITE PLAINS	627,724.66			627,724.66	622,124.19
YONKERS	1,785,750.76			1,785,750.76	1,769,818.54
YORKTOWN	571,959.75			571,959.75	566,856.80
Total tax districts					
Totals	17,431,038.48	\$0.00	12,204.00	17,418,834.48	17,263,416.16

\*see refund, adjustment and special adjustment orders of Commissioner of Taxation and Finance, case numbers.





NEW YORK STATE MORTGAGE TAX SEMI ANNUAL REPORT  
 COUNTY OF WESTCHESTER FOR THE PERIOD  
 CASH STATEMENT FOR TAXES COLLECTED PURSUANT TO ARTICLE 11

PAGE 1

04-01-2024

THROUGH

09-30-2024

MONTH	BASIC TAX DISTRIBUTED					TREASURER			ALL OTHER TAXES DISTRIBUTED				
	1 Blind tax collected	2 Interest received by mortgage lender	3 Recording officer's expense	4 Adjust or adjustments	5 Amount paid thereon (Col 1 + Col 2 - Col 3 - Col 4)	6 Interest received by borrower	7 Treasurer's expense	8 City duplicate share (Col 5 + Col 6 Col 7)	9 Local tax	10 Additional tax	11 Special rate taxes paid	12 Special additional tax	13 County tax
Apr-24	\$2,251,687.00	\$3,397.72	\$19,828.65	\$0.00	\$2,224,816.07				\$432,366.06	\$1,318,501.05	\$788,105.00	\$277,220.82	\$1,111,235.70
May-24	\$2,514,327.00	\$4,095.01	\$18,187.49	(\$699.00)	\$2,487,535.52				\$264,977.57	\$1,637,787.21	\$979,462.15	\$194,863.82	\$1,243,767.77
Jun-24	\$2,810,376.90	\$3,962.85	\$31,119.78	\$0.00	\$2,783,221.97				\$218,632.15	\$1,644,383.11	\$1,102,414.50	\$234,532.95	\$1,396,167.84
Jul-24	\$1,460,334.62	\$5,329.44	\$18,181.98	(\$11,505.00)	\$1,424,175.08				\$315,701.64	\$2,305,877.82	\$1,331,516.58	\$87,447.22	\$1,712,178.55
Aug-24	\$3,753,708.00	\$5,761.17	\$11,122.34	\$0.00	\$3,728,338.83				\$282,391.34	\$2,256,900.04	\$1,354,327.18	\$209,032.83	\$1,865,033.47
Sep-24	\$2,641,200.96	\$4,992.94	\$18,853.21	\$0.00	\$2,615,328.69				\$247,318.56	\$1,600,700.64	\$1,055,422.86	\$174,458.37	\$1,307,664.35
<b>Total</b>	<b>\$17,431,028.48</b>	<b>\$27,939.13</b>	<b>\$83,147.45</b>	<b>(\$12,204.00)</b>	<b>\$17,261,416.16</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,768,982.32</b>	<b>\$10,764,546.29</b>	<b>\$7,011,468.33</b>	<b>\$1,177,576.01</b>	<b>\$8,636,047.74</b>

*[Handwritten Signature]*

Recording Officer

Treasurer



ACT NO. - 2024

An act to authorize the Commissioner of the Westchester County Department of Finance to pay Mortgage Tax Receipts to Cities, Towns and Villages

BE IT ENACTED by the Board of Legislators of the County of Westchester, as follows:

Section 1. The County of Westchester is hereby authorized and directed to pay, pursuant to Section 261(3) of the New York State Tax Law, as amended, from money on hand applicable for distribution to the Cities, Towns and Villages, an amount totaling \$17,263,416.16 in accordance with the attached report of the County Clerk and Commissioner of Finance representing the statement of mortgage taxes received and expenses incurred by the County Clerk for the period of April 1, 2024 through September 30, 2024.

§2. The Commissioner of Finance, or her duly authorized designee is hereby authorized and directed to pay the amount set forth in Section 1 of this Act to the Cities, Towns and Villages, as set forth in the attached report.

§3. This Act shall take effect immediately.