

ACT NO. 85 - 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 October 1, 2023 through March 31, 2024 totals \$12,836,017.94 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.

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: May 6th, 2024

White Plains, New York



Henry-Zill John



Nancy Dan



COMMITTEE ON

Budget & Appropriations

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: 711-5574

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 4-17-24

Title: Deputy Finance Commissioner

Department: Finance

Reviewed By: 

Budget Director

4/23/24

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
TOTALS:	\$ 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
10-01-23 thru 3-31-24

Town/City	Village	2023 Taxable Assessed Value	2023 Detail taxable Village/town Outside Breakdown	6/15/2024 Tax to be Distributed	% of Distribution	6/15/2024 Distribution
Bedford		600,783,118		295,275.38	1.000000	\$ 295,275.38
Cortlandt		110,391,497	82,129,767	635,558.46	0.871993	\$ 554,202.64
	Buchanan		6,921,329		0.031349	\$ 19,924.13
	Croton		21,340,401		0.096658	\$ 61,431.69
Eastchester		101,491,948	54,758,707	418,784.68	0.789769	\$ 322,367.35
	Bronxville		33,481,471		0.164946	\$ 69,077.04
	Tuckahoe		13,251,770		0.065285	\$ 27,340.29
Greenburgh		24,300,843,088	12,231,485,071	1,408,140.86	0.751668	\$ 1,058,454.31
	Ardsley		1,325,991,682		0.027283	\$ 38,418.07
	Dobbs Ferry		2,486,649,955		0.051164	\$ 72,045.92
	Elmsford		1,236,346,507		0.025438	\$ 35,820.77
	Hastings		2,305,811,210		0.047443	\$ 66,806.47
	Irvington		2,156,358,085		0.044368	\$ 62,476.35
	Tarrytown		2,558,200,578		0.052636	\$ 74,118.97
Harrison		126,035,665		485,158.82	0.500000	\$ 242,579.41
	Harrison				0.500000	\$ 242,579.41
Lewisboro		294,898,631		192,440.08	1.000000	\$ 192,440.08
Mamaroneck		11,680,331,469	5,102,855,641	705,158.94	0.718438	\$ 506,612.95
	Larchmont		3,519,619,436		0.150664	\$ 106,242.32
	Mamaroneck		3,057,856,392		0.130898	\$ 92,303.66 (1)
Mt. Kisco		289,530,059		117,798.23	0.500000	\$ 58,899.12
	Mt. Kisco				0.500000	\$ 58,899.12
Mt. Pleasant		144,212,512	103,032,677	488,856.31	0.857225	\$ 419,059.93
	Briarcliff Manor		2,449,552		0.008493	\$ 4,151.79 (2)
	Pleasantville		20,448,592		0.070897	\$ 34,658.65
	Sleepy Hollow		18,281,691		0.063385	\$ 30,985.94
Mt. Vernon		146,046,963		792,791.18	1.000000	\$ 792,791.18
New Castle		1,072,229,133		393,453.77	1.000000	\$ 393,453.77
New Rochelle		266,036,908		728,167.71	1.000000	\$ 728,167.71
No. Castle		121,241,456		330,385.81	1.000000	\$ 330,385.81
No. Salem		1,694,438,617		65,225.13	1.000000	\$ 65,225.13
Ossining		6,307,218,945	1,201,657,393	383,528.92	0.595260	\$ 228,299.61
	Briarcliff Manor		2,280,283,415		0.180768	\$ 69,329.66 (2)
	Ossining		2,825,278,137		0.223972	\$ 85,899.66
Peekskill		64,258,118		178,935.03	1.000000	\$ 178,935.03
Pelham		4,180,977,622		297,300.30	0.500000	\$ 148,650.15
	Pelham		1,871,546,274		0.223817	\$ 66,540.81
	Pelham Manor		2,309,431,348		0.276183	\$ 82,109.34
Pound Ridge		379,286,501		131,060.99	1.000000	\$ 131,060.99
Rye City		145,098,242		591,868.40	1.000000	\$ 591,868.40
Rye Town		9,334,213,104		486,616.69	0.500000	\$ 243,308.35
	Mamaroneck		3,840,442,562		0.205719	\$ 100,106.11 (1)
	Port Chester		2,021,207,051		0.108269	\$ 52,685.38
	Rye Brook		3,472,563,491		0.186013	\$ 90,516.86
Scarsdale		9,165,980,480		531,385.69	0.500000	\$ 265,692.85
	Scarsdale				0.500000	\$ 265,692.85
Somers		493,498,793		374,685.57	1.000000	\$ 374,685.57
White Plains		280,525,842		658,637.78	1.000000	\$ 658,637.78
Yonkers		465,411,451		1,715,023.54	1.000000	\$ 1,715,023.54
Yorktown		131,230,208		429,779.69	1.000000	\$ 429,779.69
		<u>71,896,210,370.00</u>	<u>56,159,680,185.00</u>	<u>12,836,017.94</u>		<u>\$ 12,836,017.94</u>
		71,896,210,370.00		12,836,017.94		

(1)(2) combined payments

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

MUNICIPALITY		TAXABLE ASSESSED VALUE (\$)
TOWN	VILLAGE	
Cortlandt	Buchanan	6,921,329
	Croton	21,340,401
	Unincorporated Area	82,129,767
Eastchester	Bronxville	33,481,471
	Tuckahoe	13,251,770
	Unincorporated Area	54,758,707
Greenburgh	Ardsey	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
Mamaroneck	Larchmont	3,519,619,436
	Mamaroneck	3,057,856,392
	Unincorporated Area	5,102,855,641
Mt. Pleasant	Briarcliff Manor	2,449,552
	Pleasantville	20,448,592
	Sleepy Hollow	18,281,691
	Unincorporated Area	103,032,677
Ossining	Briarcliff Manor	2,280,283,415
	Ossining	2,825,278,137
	Unincorporated Area	1,201,657,393
Pelham	Pelham	1,871,546,274
	Pelham Manor	2,309,431,348
Rye Town	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 2 were produced by averaging quarterly real property in the respective tax districts. Additions and deductions to make adjustments and correct errors are recorded in columns 3 and 4 respectively. Additions for the additions and deductions in gross to the orders of the Tax Department noted on the bottom of this page.

CASH DEF STATEMENT

(Column 6)

This column is the net amount due each tax district to which the Board of Supervisors shall vote to warrant or warrant.

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	298,948.48			298,948.48	295,275.38
CORTLANDT	643,464.55			643,464.55	635,558.46
FASTCHESTER	423,994.19			423,994.19	418,784.68
GREENBURGH	1,425,657.55			1,425,657.55	1,408,140.86
HARRISON	463,694.00	27,500.00		491,194.00	485,158.82
LEWISBORO	194,833.96			194,833.96	192,440.08
MAMARONECK	713,930.83			713,930.83	705,158.94
MT. KISCO	119,263.59			119,263.59	117,798.23
MT. PLEASANT	494,937.48			494,937.48	488,856.31
MT VERNON	802,653.18			802,653.18	792,791.18
NEW CASTLE	398,348.17			398,348.17	393,453.77
NEW ROCHELLE	737,225.82			737,225.82	728,167.71
NORTH CASTLE	334,495.67			334,495.67	330,385.81
NORTH SALEM	66,036.50			66,036.50	65,225.13
OSSINING	388,299.86			388,299.86	383,528.92
PEEKSKILL	181,160.91			181,160.91	178,935.03
PELIHAM	300,998.59			300,998.59	297,300.30
POUND RIDGE	132,691.33			132,691.33	131,060.99
RYE CITY	599,231.00			599,231.00	591,868.40
RYE TOWN	492,670.00			492,670.00	486,616.69
SCARSDALE	538,495.91		500.00	537,995.91	531,385.69
SOMERS	379,346.50			379,346.50	374,685.57
WHITE PLAINS	666,830.94			666,830.94	658,637.76
YONKERS	1,736,357.73			1,736,357.73	1,715,023.54
YORKTOWN	435,125.97			435,125.97	429,779.69
Total tax districts					
Totals	12,968,692.71	\$27,500.00	500.00	12,995,692.71	12,836,017.94

*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

PART I

10-01-2023

THROUGH

03-31-2024

Months	BASIC TAX DISTRIBUTED					TREASURER			ALL OTHER TAXES DISTRIBUTED				
	1 Basic tax collected	2 Interest received by recording officer	3 Recording officer's expense	4 Refunds or adjustments	5 Amount paid treasurer (Col 1 + Col 2 - Col 3 - Col 4)	6 Interest received by treasurer	7 Treasurer's expense	8 Tax deductible share (Col 5 + Col 6 Col 7)	9 Local tax	10 Additional tax	11 Special assistance fund	12 Special additional tax	13 County Tax
Oct-23	\$2,901,770.50	\$5,161.24	\$29,828.04	\$0.00	\$2,877,103.70				\$532,628.60	\$1,733,244.55	\$1,077,376.49	\$310,519.75	\$1,438,551.85
Nov-23	\$1,889,791.24	\$3,467.13	\$30,263.65	\$0.00	\$1,862,994.72				\$283,157.04	\$1,098,416.08	\$699,421.51	\$177,378.52	\$962,923.17
Dec-23	\$2,679,010.00	\$4,252.67	\$30,903.02	\$27,500.00	\$2,679,859.65				\$277,225.00	\$1,575,675.36	\$907,324.59	\$366,315.58	\$1,339,929.83
Jan-24	\$1,977,974.50	\$4,287.40	\$29,717.91	\$0.00	\$1,952,543.99				\$239,588.31	\$1,340,288.41	\$759,002.57	\$160,792.05	\$976,272.00
Feb-24	\$1,828,333.50	\$2,730.25	\$30,818.13	\$0.00	\$1,800,245.62				\$206,499.58	\$1,064,764.22	\$743,234.17	\$111,515.18	\$900,122.80
Mar-24	\$1,691,812.97	\$2,901.42	\$30,944.13	(\$500.00)	\$1,663,270.26				\$193,417.93	\$981,619.41	\$639,397.34	\$131,724.82	\$831,635.12
Totals	\$12,968,692.71	\$22,800.11	\$182,474.88	\$27,000.00	\$12,836,017.94	\$0.00	\$0.00	\$0.00	\$1,732,516.46	\$7,794,008.03	\$4,825,756.67	\$1,258,245.90	\$6,449,434.77

[Signature]

 Recording Officer

Recording Officer

Treasurer

ACT NO. 85 - 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 \$12,836,017.94 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 October 1, 2023 through March 31, 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.

STATE OF NEW YORK)
) ss.
WESTCHESTER COUNTY)

I HEREBY CERTIFY that I have compared the foregoing Act, Act No. 85 - 2024, with the original on file in my office, and that the same is a correct transcript therefrom, and of the whole, of the said original Act, which was duly adopted by the County Board of Legislators, of the County of Westchester on May 6, 2024, and approved by the County Executive on May 9, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said County Board of Legislators on this 10th day of May, 2024.



Malika Vanderberg

The Clerk of the Westchester County
Board of Legislators

County of Westchester, New York

