

George Latimer
County Executive

October 28, 2021

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, 2021 through September 30, 2021 totaled \$31,499,449.20.

Very truly yours,



George Latimer
County Executive

GL/MA/db
Attachments

Office of the County Executive

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ACT NO. -2021

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, 2021 through September 30, 2021 totals \$31,499,449.20 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: _____ 2021
White Plains, New York

COMMITTEE ON BUDGET & APPROPRIATION

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 10-28-21

Title: Manager - Fiscal Ops

Department: Finance

Reviewed By: _____

PH

Budget Director

10/28/21

If you need more space, please attach additional sheets.

2020 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	\$ 147,125,656.00	\$ 238,084.00	\$ 43,500.00	0	\$ 147,407,240.00
City of New Rochelle	\$ 264,503,117.00	\$ 318,836.00	\$ 28,500.00	0	\$ 264,850,453.00
City of Peekskill	\$ 63,587,281.00	\$ 42,210.00	\$ 7,500.00	0	\$ 63,636,991.00
City of Rye	\$ 141,347,177.00	\$ 115,092.00	\$ 4,500.00	0	\$ 141,466,769.00
City of White Plains	\$ 283,769,745.00	\$ 385,143.00	\$ 30,000.00	0	\$ 284,184,888.00
City of Yonkers	\$ 460,210,993.00	1,185,533	\$ 22,500.00	0	\$ 461,419,026.00
Town of Bedford	\$ 592,144,304.00	\$ -	\$ 1,500.00	0	\$ 592,145,804.00
Town of Cortlandt	\$ 109,479,604.00	\$ 478,192.00	\$ 12,000.00	0	\$ 109,969,796.00
Town of Eastchester	\$ 101,251,074.00	\$ 322,515.00	\$ 10,500.00	0	\$ 101,584,089.00
Town of Greenburgh	\$ 20,800,512,109.00	\$ 41,177,415.00	\$ 22,500.00	0	\$ 20,841,712,024.00
Town of Harrison	\$ 127,305,082.00	\$ 202,600.00	\$ 1,500.00	0	\$ 127,509,182.00
Town of Lewisboro	\$ 293,789,394.00	\$ 27,700.00	\$ 1,500.00	0	\$ 293,818,594.00
Town of Mamaroneck	\$ 9,763,319,062.00	\$ 13,216,870.00	\$ 1,500.00	0	\$ 9,776,537,432.00
Town of Mount Kisco	\$ 292,045,576.00	\$ -	\$ 3,000.00	0	\$ 292,048,576.00
Town of Mount Pleasant	\$ 142,594,651.00	\$ 346,522.00	\$ 6,000.00	0	\$ 142,947,173.00
Town of New Castle	\$ 1,061,234,211.00	\$ -	\$ 1,500.00	0	\$ 1,061,235,711.00
Town of North Castle	\$ 121,297,134.00	\$ 70,000.00	\$ 1,500.00	0	\$ 121,368,634.00
Town of North Salem	\$ 1,396,428,749.00	\$ 45,790.00	\$ 1,500.00	0	\$ 1,396,476,039.00
Town of Ossining	\$ 5,185,008,083.00	\$ 3,996,516.00	\$ 10,500.00	0	\$ 5,189,015,099.00
Town of Pelham	\$ 3,498,415,734.00	\$ 2,017,883.00	\$ 1,500.00	0	\$ 3,500,435,117.00
Town of Pound Ridge	\$ 376,183,897.00	\$ 6,300.00	\$ -	0	\$ 376,190,197.00
Town of Rye	\$ 8,255,501,837.00	\$ 13,410,590.00	\$ 6,000.00	0	\$ 8,268,918,427.00
Town of Scarsdale	\$ 8,968,328,380.00	\$ 16,697,431.00	\$ -	0	\$ 8,985,025,811.00
Town of Somers	\$ 499,914,793.00	\$ 24,658.00	\$ 1,500.00	0	\$ 499,940,951.00
Town of Yorktown	\$ 130,105,169.00	\$ 507,541.00	\$ 4,500.00	0	\$ 130,617,210.00
TOTALS:	\$ 63,075,402,812.00	\$ 94,833,421.00	\$ 225,000.00	0	\$ 63,170,461,233.00

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.

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WPC

County of Westchester
Mortgage Tax Allocation - Dept of Finance
4-01-21 to 9-30-21

Town/City	Village	2020 Taxable Assessed Value	2020 Detail taxable Village/town Outside Breakdown	12/15/2021 Tax to be Distributed	% of Distribution	12/15/2021 Distribution
Bedford		592,144,304		946,264.34	1.000000	\$ 946,264.34
Cortlandt		109,479,604	81,753,094	1,351,002.13	0.873371	\$ 1,179,926.55
	Buchanan		6,929,805		0.031649	\$ 42,757.65
	Croton		20,796,705		0.094980	\$ 128,317.93
Eastchester		101,251,074	54,467,583	1,370,891.09	0.768973	\$ 1,054,178.05
	Bronxville		33,456,177		0.165214	\$ 226,490.31
	Tuckahoe		13,327,314		0.065813	\$ 90,222.73
Greenburgh		20,800,512,109	10,569,664,364	3,357,211.99	0.754072	\$ 2,531,580.28
	Ardsley		1,128,629,782		0.027130	\$ 91,080.68
	Dobbs Ferry		2,109,483,358		0.050707	\$ 170,235.78
	Elmsford		1,003,198,598		0.024115	\$ 80,958.35
	Hastings		1,930,570,667		0.046407	\$ 155,797.49
	Irvington		1,903,248,506		0.045750	\$ 153,592.58
	Tarrytown		2,155,716,834		0.051819	\$ 173,966.83
Harrison		127,305,082		1,321,269.59	0.500000	\$ 660,634.80
	Harrison				0.500000	\$ 660,634.80
Lewisboro		293,789,394		679,365.66	1.000000	\$ 679,365.66
Mamaroneck		9,763,319,062	4,295,627,541	1,967,285.15	0.719988	\$ 1,416,421.85
	Larchmont		2,846,437,593		0.145772	\$ 286,775.14
	Mamaroneck		2,621,253,928		0.134240	\$ 264,088.16 (1)
Mt. Kisco		292,045,576		230,492.00	0.500000	\$ 115,246.00
	Mt. Kisco				0.500000	\$ 115,246.00
Mt. Pleasant		142,594,651	104,182,146	1,495,960.07	0.865309	\$ 1,294,467.33
	Briarcliff Manor		2,543,818		0.008920	\$ 13,343.59 (2)
	Pleasantville		20,050,779		0.070307	\$ 105,176.33
	Sleepy Hollow		15,817,908		0.055465	\$ 82,972.81
Mt. Vernon		147,125,656		1,008,261.23	1.000000	\$ 1,008,261.23
New Castle		1,061,234,211		1,232,397.38	1.000000	\$ 1,232,397.38
New Rochelle		264,503,117		1,718,628.58	1.000000	\$ 1,718,628.58
No. Castle		121,297,134		1,009,961.25	1.000000	\$ 1,009,961.25
No. Salem		1,396,428,749		209,113.01	1.000000	\$ 209,113.01
Ossining		5,185,008,083	989,355,839	874,320.72	0.595405	\$ 520,575.30
	Briarcliff Manor		1,982,748,285		0.191200	\$ 167,170.22 (2)
	Ossining		2,212,903,959		0.213394	\$ 186,575.19
Peekskill		63,587,281		405,091.06	1.000000	\$ 405,091.06
Pelham		3,498,415,734		821,194.75	0.500000	\$ 410,597.38
	Pelham		1,568,797,572		0.224215	\$ 184,124.53
	Pelham Manor		1,929,618,162		0.275785	\$ 226,472.84
Pound Ridge		376,183,897		362,456.76	1.000000	\$ 362,456.76
Rye City		141,347,177		1,490,742.72	1.000000	\$ 1,490,742.72
Rye Town		8,255,501,837		1,346,925.89	0.500000	\$ 673,462.95
	Mamaroneck		1,779,713,215		0.107790	\$ 145,184.50 (1)
	Port Chester		3,410,035,832		0.206531	\$ 278,182.09
	Rye Brook		3,065,752,790		0.185679	\$ 250,096.35
Scarsdale		8,968,328,380		1,831,962.33	0.500000	\$ 915,981.17
	Scarsdale				0.500000	\$ 915,981.17
Somers		499,914,793		748,462.88	1.000000	\$ 748,462.88
White Plains		283,769,745		1,245,079.85	1.000000	\$ 1,245,079.85
Yonkers		460,210,993		3,209,000.34	1.000000	\$ 3,209,000.34
Yorktown		130,105,169		1,266,108.43	1.000000	\$ 1,266,108.43
		<u>63,075,402,812.00</u>	<u>47,856,082,154.00</u>	<u>31,499,449.20</u>		<u>\$ 31,499,449.20</u>
		63,075,402,812.00		31,499,449.20		

(1) (2) combined payments

**2020 VILLAGE/TOWN-OUTSIDE BREAKDOWN
OF COUNTY TAXABLE ASSESSED VALUE**

MUNICIPALITY		TAXABLE ASSESSED VALUE (\$)
TOWN	VILLAGE	
Cortlandt	Buchanan	6,929,805
	Croton	20,796,705
	Unincorporated Area	81,753,094
Eastchester	Bronxville	33,456,177
	Tuckahoe	13,327,314
	Unincorporated Area	54,467,583
Greenburgh	Ardsey	1,128,629,782
	Dobbs Ferry	2,109,483,358
	Elmsford	1,003,198,598
	Hastings	1,930,570,667
	Irvington	1,903,248,506
	Tarrytown	2,155,716,834
	Unincorporated Area	10,569,664,364
Mamaroneck	Larchmont	2,846,437,593
	Mamaroneck	2,621,253,928
	Unincorporated Area	4,295,627,541
Mt. Pleasant	Briarcliff Manor	2,543,818
	Pleasantville	20,050,779
	Sleepy Hollow	15,817,908
	Unincorporated Area	104,182,146
Ossining	Briarcliff Manor	1,982,748,285
	Ossining	2,212,903,959
	Unincorporated Area	989,355,839
Pelham	Pelham	1,568,797,572
	Pelham Manor	1,929,618,162
Rye Town	Mamaroneck	1,779,713,215
	Port Chester	3,410,035,832
	Rye Brook	3,065,752,790

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 "tax collected" shown in column 2 were produced by mortgages covering real property in the respective tax districts. Additions and deductions to make adjustments and correct errors are recorded in columns 3 and 4, respectively. Liability for these additions and deductions is given by the orders of the Tax Department noted on the bottom of this part.

CREDIT STATEMENT

(Column 6)

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

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	951,487.21			951,487.21	946,264.34
CORTLANDT	1,358,458.94			1,358,458.94	1,351,002.13
EASTCHESTER	1,378,457.68			1,378,457.68	1,370,891.09
GREENBURGH	3,375,742.01			3,375,742.01	3,357,211.99
HARRISON	1,328,562.29			1,328,562.29	1,321,269.59
LEWISBORO	683,115.40			683,115.40	679,365.66
MAMARONECK	1,978,143.52			1,978,143.52	1,967,285.15
MT. KISCO	231,764.19			231,764.19	230,492.00
MT. PLEASANT	1,504,216.97			1,504,216.97	1,495,960.07
MT. VERNON	1,013,826.29			1,013,826.29	1,008,261.23
NEW CASTLE	1,239,199.56			1,239,199.56	1,232,397.38
NEW ROCHELLE	1,728,114.49			1,728,114.49	1,718,628.58
NORTH CASTLE	1,015,535.70			1,015,535.70	1,009,961.25
NORTH SALEM	210,267.20			210,267.20	209,113.01
OSSINING	879,146.50			879,146.50	874,320.72
PEEKSKILL	407,326.95			407,326.95	405,091.06
PELHAM	825,727.31			825,727.31	821,194.75
POUND RIDGE	364,457.33			364,457.33	362,456.76
RYE CITY	1,498,970.83			1,498,970.83	1,490,742.72
RYE TOWN	1,357,614.41		3,254.21	1,354,360.20	1,346,925.89
SCARSDALE	1,842,073.79			1,842,073.79	1,831,962.33
SOMERS	752,594.00			752,594.00	748,462.88
WHITE PLAINS	1,251,952.03			1,251,952.03	1,245,079.85
YONKERS	3,226,712.31			3,226,712.31	3,209,000.34
YORKTOWN	1,273,096.67			1,273,096.67	1,266,108.43
Total tax districts					
Totals	31,676,563.58	\$0.00	3,254.21	31,673,309.37	31,499,449.20

*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

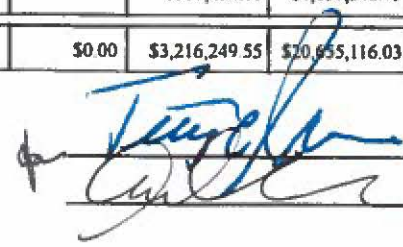

PART I

04/01/2021

THROUGH

09/30/2021

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 Rebates 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 deficits share (Col 5 + Col 6 - Col 7)	9 Local tax	10 Additional tax	11 Special assistance fund	12 Special additional tax	13 County Tax
Apr-21	\$4,797,436.78	\$1,309.35	\$30,082.77	\$0.00	\$4,768,663.36				\$526,266.77	\$3,088,669.13	\$2,069,801.22	\$257,703.36	\$2,385,992.18
May-21	\$4,427,865.00	\$1,446.52	\$29,820.55	\$0.00	\$4,399,490.97				\$414,980.13	\$3,030,629.44	\$1,933,944.60	\$210,629.45	\$2,199,745.49
Jun-21	\$5,251,408.50	\$1,123.37	\$30,668.39	(\$3,254.21)	\$5,218,609.27				\$598,819.03	\$3,089,139.43	\$2,347,986.74	\$196,046.91	\$2,609,304.64
Jul-21	\$6,044,217.15	\$889.43	\$31,009.12	\$0.00	\$6,014,097.46				\$507,854.67	\$3,549,715.70	\$2,715,990.01	\$216,541.60	\$3,007,048.73
Aug-21	\$5,827,171.00	\$960.28	\$30,051.66	\$0.00	\$5,798,079.62				\$581,874.84	\$3,839,621.34	\$2,570,715.98	\$248,610.55	\$2,899,039.81
Sep-21	\$5,328,465.15	\$883.07	\$28,839.70	\$0.00	\$5,300,508.52				\$586,454.11	\$4,057,340.99	\$2,223,197.80	\$362,692.53	\$2,655,095.34
Totals	\$31,676,563.58	\$6,612.02	\$180,472.19	(\$3,254.21)	\$31,499,449.20	\$0.00	\$0.00	\$0.00	\$3,216,249.55	\$20,655,116.03	\$13,861,636.35	\$1,492,224.40	\$15,756,226.19


 Recording Officer

 Treasurer

ACT NO. - 2021

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 \$31,499,449.20 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, 2021 through September 30, 2021.

§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.

