

**PLEASE ASK YOUR ASSEMBLY REPRESENTATIVE AND
STATE SENATOR
TO EXTEND THE PROPERTY TAX ABATEMENT**

**To find your elected officials, go to the Assembly Home Page at www.Assembly.State.ny.us and the State Senate Home Page at www.Senate.State.ny.us, where you can enter your zip code to learn the name of your representatives and where to contact them. Send a succinct e-mail requesting their support of swift passage of A.10071 and follow up with a version of this letter.*

SAMPLE LETTERS FOLLOW

Letterhead of Your Cooperative or Condominium

May xx, 2012

Honorable xxxxxxxxx xxxxxxxxxx*

Assembly Member xxx District __

Address

New York, NY xxxxx-xxxx or Albany, NY xxxxx-xxxx

**Subject : A. 10071 to Extend the Property Tax Abatement Program
for Home Owners In Housing Cooperatives and
Condominiums in New York City**

Dear Assembly Member xxxxxxxxxx

Speaker Silver has recently introduced A.10071. This legislation is absolutely vital to the _____ (*insert number*) shareholders in our cooperative located in your district (*if a condominium substitute* _____ *owners of apartments in our condominium*). It will extend for four more years the abatement phase of tax reform for home owners in cooperatives and condominiums in New York City to address the well documented disparity in real estate taxation between Class 1 residences and coop and condo residences in Class 2.

Swift passage of this extender is essential to ensure a seamless continuation of the abatement in our property tax bills for July 1st payment. If this legislation has not been passed and signed into law by the beginning of June, when the Department of Finance prepares tax bills, DOF will not be able to include the abatement in our bills. This substantial increase in July tax payments would cause cash flow problems for many cooperatives and for condo unit owners. When this has happened in the past, banks holding tax escrows then demanded increased escrows to cover the full tax burden, exacerbating cash flow issues.

In these difficult economic times, the abatement program is vital to the affordability of many cooperatives and condominiums in our City. Please do all that you can to see this important legislation swiftly passed and enacted into law.

Thank you for your continued support for cooperatives and condominiums. .

Very truly yours,

Name

Title (if appropriate)

Letterhead of your Cooperative or Condominium

May xx,
2012

Honorable xxxxxxxxxxx xxxxxxxxxxxx*
Member of the New York State Senate
Address
New York, NY xxxxx-xxxx or Albany, NY xxxxx-xxxx

**Subject : S.7091 to Extending the Property Tax Abatement Program
for Home Owners In NYC Housing Cooperatives
and Condominiums in New York City**

Dear Senator xxxxxxxxxxx

Senator Golden has recently introduced S. 7091.. This legislation is absolutely vital to the _____ (*insert number*) shareholders in our cooperative located in your district (*if a condominium substitute* ___ *owners of apartments in our condominium*). It will extend for four more years the abatement phase of tax reform for home owners in cooperatives and condominiums in New York City to address the well documented disparity in real estate taxation between Class 1 residences and coop and condo residences in Class 2.

Swift passage of this extender is essential to ensure a seamless continuation of the abatement in our property tax bills for July 1st payment. If this legislation has not been passed and signed into law by the beginning of June, when the Department of Finance prepares tax bills, DOF will not be able to include the abatement in our bills. This substantial increase in July tax payments would cause cash flow problems for many cooperatives and for condo unit owners. When this has happened in the past, banks holding tax escrows then demanded increased escrows to cover the full tax burden, exacerbating cash flow issues.

In these difficult economic times, the abatement program is vital to the affordability of many cooperatives and condominiums in our City. Please do all that you can to see this important legislation swiftly passed and enacted into law.

Thank you for your continued support for cooperatives and condominiums. .

Very truly yours,

Name
Title (if appropriate)