



Instructions for Form RP-485-y

Application for Vacant Residential Real Property Improvement Exemption: Certain Cities

Authorization for exemption

Real Property Tax Law section 485-y authorizes the City of Norwich to offer an exemption from city taxes for the construction of improvements to residential property that has been vacant for at least three years prior to such construction. During the construction period, the property shall be fully exempt from city taxation for a period of up to 18 months or until a certificate of occupancy is issued. Upon termination of the full exemption, the property shall be partially exempt for four years, with the exemption decreasing by 20% each year.

to reapply for the exemption after the initial year in order for the exemption to continue.

Need help?

For further information, ask your local assessor. To find your local assessor's contact information, visit our website, or your locality's website.

Eligibility

To be eligible for this exemption, you must meet **all** of the following criteria:

- The property must be located in a city with a population of at least 7,050 and less than 7,060, based on the 2020 federal census.
- The property must be residential, and it must have been continuously vacant for at least three years prior to the start of the construction.
- Construction must be initiated on or after January 1, 2025.
- The applicant must submit to the assessor a building permit if required, or any other documentation as required by the assessor.

Amount of exemption

During the construction period, eligible property would be fully exempt from city taxation and special ad valorem taxes from the city of Norwich, for up to a period of eighteen months or until a certificate of occupancy is issued. For an additional four years after the full exemption ceases, the exemption would be calculated as a declining percentage of the *exemption base*, which is the assessed value of the property in the initial year after the termination of the full exemption.

The percentages of the exemption are as follows:

Exemption year	Exemption percentage
1	80% (0.8)
2	60% (0.6)
3	40% (0.4)
4	20% (0.4)

When to file

You must file this application in the assessor's office on or before the taxable status date in your municipality.

If the exemption is granted, the exemption may continue for the authorized period provided that the eligibility requirements continue to be satisfied. It is not necessary