



The 2010-11 State Budget revised New York's aid programs to support reassessments and protect the initial investment in a quality assessment roll. Each year, approximately 100 municipalities conduct reassessments without any plan to keep assessments at market value in future years – either annually or on a cyclical basis. To be eligible for the new Aid for Cyclical Reassessments (ACR), assessing units are required to submit a plan for future reassessments.

ACR replaced the Annual and Triennial Aid Programs, and took effect for assessing units with taxable status dates on or after March 1, 2010.

ORPTS anticipates that the number of municipalities conducting frequent reassessments will increase as a result of the new program.

Initial details of ACR are included below. More information is available from the ACR homepage. As always, we encourage you to work closely with your ORPTS Customer Relationship Manager throughout the reassessment & aid application processes.

What's different?

- ✓ The Triennial and Annual Aid programs have been repealed and replaced by ACR
- ✓ The new program requires periodic reassessments – including full reappraisals – according to a planned schedule
- ✓ Up to \$5 per parcel is available in reappraisal years (maximum \$500,000)
- ✓ Up to \$2 per parcel is available in non-reappraisal years (maximum \$500,000) – this is described in the statute, but has not been funded to date

Why has the aid program changed?

- ✓ ACR encourages cyclical reassessments, rather than “one-shot” reassessments
- ✓ The reappraisal requirements will result in more accurate and equitable assessments

What are the requirements for ACR?

- ✓ Reappraisals at 100% of value (except in Nassau County and New York City)
- ✓ Reassessments implemented pursuant to a plan approved by ORPTS
- ✓ Four-year plan at the minimum (can be any length beyond that)
- ✓ Reappraisals at least once every 4 years
- ✓ Reappraisals conducted in the first and last years of the plan
- ✓ Inventory collection at least once every 6 years
- ✓ Compliance with standards for quality assessment administration

What are the reappraisal requirements?

- ✓ Reappraisals at least once every 4 years
- ✓ “Trending” is not acceptable as the sole means of establishing a new market value for any parcel
- ✓ On-site review of appraisals is required; office review may be substituted if appraisers have collected or re-inspected property data in the reappraisal year, or the office review utilizes oblique aerial, orthophoto or street-level photography taken within three years of the reassessment year

What are the data collection requirements?

- ✓ Inventory collection at least once every six years for each parcel
- ✓ The program guidelines will be based on IAAO standards and promote on-site physical review

What are the requirements for the plan and application?

- ✓ Applications are due 90 days after final roll (typically Oct. 1)
- ✓ Plans are due 120 days prior to the tentative roll (typically Jan. 1)
- ✓ The reappraisal in the last year of a plan can serve as the first year of a subsequent plan

Examples of Reappraisal Plans and Aid for Cyclical Reassessments					
	Year 1	Year 2	Year 3	Year 4	Year 5
4-Year Plan *	Reappraisal \$5			Reappraisal \$5	
5-Year Plan ** Maximum Time Between Reappraisal	Reappraisal \$5				Reappraisal \$5

* Minimum plan length is 4 years; reappraisals are required in the first and last years

** The maximum time between reappraisals is 4 years

For more information, visit http://www.tax.ny.gov/research/property/assess/state_aid/acr.htm