

Property tax

Property tax rates

There are multiple ways to compare property tax rates across states, as seen in the following table reproduced from the [Lincoln Institute of Land Policy](#). Based on their analysis, New York State has higher property taxes than many other states.

Selected New York Property Tax Statistics, 2020¹

Statistic	New York	U.S. average	Rank (of 51) 1 is highest
Per capita property tax	\$3,118	\$1,810	5
Property tax percentage of personal income	4.40%	3.10%	6
Total property tax as percentage of state-local revenue	18.70%	16.60%	12
Median owner-occupied home value ²	\$325,000	\$229,800	10
Median real estate taxes paid for owner-occupied home ²	\$5,590	\$2,551	4
Effective tax rate, median owner-occupied home ³	1.70%	1.10%	8

Sources: [U.S. Census via Significant Features of the Property Tax](#), American Community Survey

1 All revenue numbers in this table include the state government as well as local governments.

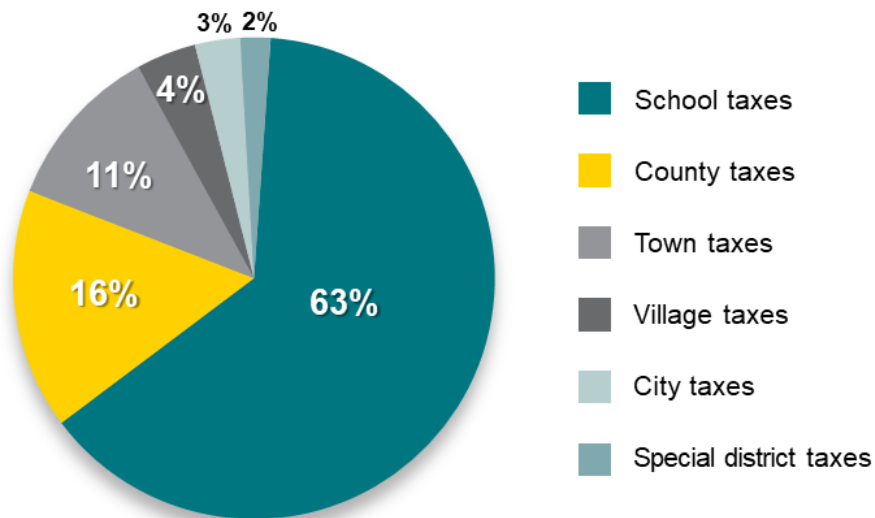
2 The statistics for [median owner-occupied home value](#) and [median real estate taxes paid for owner-occupied home](#) are five-year average statistics for years 2016–2020.

3 Calculated as the median real estate tax paid on owner-occupied homes as a percent of the median owner-occupied home value.

Property taxes fund local programs and services

Property taxes in New York State support school districts, local governments, special districts (such as fire districts), and other local services.

Property Tax Levies Outside of New York City in Calendar Year 2022



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View this [data as a table](#)

Working with local governments

New York State does not receive any revenue from the property tax, but the Tax Department's Office of Real Property Tax Services (ORPTS) supports the more than 1,000 local governments that do.

Note: The decline observed between 2022 and 2023 is due to a lower levy in New York City, as published by the Office of the State Comptroller.

Local property tax collections in New York State

Calendar year	2016	2017	2018	2019	2020	2021	2022	2023
Property tax collections (in billions of dollars)	\$55.15	\$56.85	\$58.79	\$61.28	\$62.85	\$65.95	\$67.80	\$67.13

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Number of residential properties in New York State

The number of residential properties in New York State grows at a rate of about 0.2% per year.

Statewide residential properties

Calendar year	2019	2020	2021	2022	2023
Number of residential properties	4,000,105	4,006,163	4,013,060	4,021,536	4,032,628

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STAR benefits

More than 2.8 million New Yorkers received School Tax Relief (STAR) benefits totaling more than \$2.3 billion in 2023.

Number of STAR recipients statewide

Calendar year	2019	2020	2021	2022	2023
STAR exemption recipients	2,525,937	2,365,657	2,222,250	2,054,641	1,898,705
STAR credit recipients	562,783	678,240	771,385	877,803	970,847
Total	3,088,720	3,043,897	2,993,635	2,932,444	2,869,552

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For 2023 STAR benefits, senior citizens with incomes of \$93,200 or less were eligible for Enhanced STAR benefits.

Basic and Enhanced STAR recipients statewide

Calendar year	2019	2020	2021	2022	2023
Basic STAR recipients	2,439,325	2,378,466	2,337,046	2,260,976	2,189,470
Enhanced STAR recipients	649,395	665,431	656,589	671,468	680,082
Total	3,088,720	3,043,897	2,993,635	2,932,444	2,869,552

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Statewide STAR property owners' savings

Calendar year	2019	2020	2021	2022	2023
STAR exemption savings	\$2,195,341,669	\$2,044,379,764	\$1,909,462,211	\$1,780,721,932	\$1,605,818,354
STAR credit savings	\$476,861,699	\$572,063,090	\$649,629,804	\$735,497,004	\$760,259,778
Total	\$2,672,203,368	\$2,616,442,854	\$2,559,092,015	\$2,516,218,936	\$2,366,078,132

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