



Notice to New Owner about the STAR Program

Re: IMPORTANT NOTICE-Real Estate Tax Relief
BUILDING: ADDRESS:
BLOCK: _____ LOT: _____

Dear New Owner:

Congratulations on the purchaser of your new home.

If you are a first time owner in New York, you may not be aware of the School Tax Relief Program (STAR). The STAR Program is available to all owner-occupied primary residences. It provides owners with a rebate on the real estate taxes attributable to your apartment. In condominiums, this will be in the form of a credit on your real estate tax bill. In cooperatives, the real estate tax bill to the cooperative corporation will be reduced, and a credit will appear on your maintenance bill.

For your convenience, we are enclosing an application for STAR, PLEASE NOTE THAT YOU MUST APPLY FOR THE STAR PROGRAM DIRECTLY TO THE DEPARTMENT OF FINANCE. THE STAR CREDIT IS DETERMINED BASED ON THE REGISTERED OWNERS AS OF JANUARY 5 EACH YEAR FOR THE FISCAL YEAR STARTING JULY 1. HOWEVER, YOU ONLY HAVE TO APPLY ONE TIME, SO WE RECOMMEND FILING AS SOON AS POSSIBLE.

If you have any questions about the star program or how to apply, you can visit the star web page at www.nyc.gov/STAR or call 311. In applying for Star, you should also consider whether you may be eligible for “Enhanced STAR” benefits based on your age and income or for a Veteran’s Exemption.

Very truly yours,

JUN WANG & ASSOCIATES, P.C.