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***NEW* 100 Percent Exemption for Service-Related Disabled Veterans**

Chapters 672 (2025) and 77 (2026) | RPTL § 458-a (11) | Updated March 2026

NOTE: Chapter 77 of the Laws of 2026 was signed February 13, 2026. The 100 percent exemption is now MANDATORY statewide for all assessment rolls finalized after October 1, 2026 which, practically speaking, is required for 2027-2028 school taxes and 2028 town/county taxes for localities with a taxable status dates of March 1. For 2027 town/county taxes, the 100 percent exemption is available only in localities that opted in by March 1, 2026.

Background

Chapter 672 of the Laws of 2025 amended RPTL § 458-a by adding a new subdivision 11, creating an enhanced property tax exemption for a targeted subset of 100 percent service-connected disabled veterans. Chapter 77 of the Laws of 2026 (signed February 13, 2026) made the exemption mandatory statewide and adjusted the effective date. Under the existing alternative veterans exemption (§ 458-a), qualifying veterans may receive up to a **75 percent exemption** (15 percent wartime service + 10 percent combat zone + 50 percent disability rating). The new subdivision 11 goes further, providing a full **100 percent exemption** for veterans meeting the more stringent criteria below.

Eligibility Requirements

A veteran must satisfy *both* the discharge requirement and all four disability/assistance criteria:

1. Discharge Status (one of the following):

- Discharged or released under honorable conditions; or
- Has a qualifying condition (as defined in Veterans' Services Law § 1) and received a discharge other than bad conduct or dishonorable; or
- Is a discharged LGBT veteran (as defined in Veterans' Services Law § 1) and received a discharge other than bad conduct or dishonorable.

2. Disability and Assistance Criteria (all four required):

- Permanently and totally disabled as a result of military service;
- Rated 100 percent disabled by the U.S. Department of Veterans Affairs;
- Rated individually unemployable by the VA; and
- Eligible for or has received a VA Specially Adapted Housing (SAH) grant applied toward acquiring or modifying a housing unit with special features necessitated by the veteran's disability.

3. Property Requirements:

- Must be the veteran's primary residence, consistent with the existing primary residence requirement throughout § 458-a.
- The exemption applies to the primary residence and the necessary land that includes the specially adapted features.

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Effective Date Summary

Tax Year	Under Ch. 672 (Original)	Under Ch. 77 (Signed Feb. 13, 2026)
2027	Available only if locality opted in by March 1, 2026 (or taxable status date)	Available only if locality opted in by March 1, 2026 (or taxable status date)
2028		MANDATORY statewide

Key dates:

- March 1, 2026: Taxable status date for most municipalities (opt-in deadline for 2027 coverage)
- July 1, 2026: Final assessment rolls filed, determining 2027 taxes
- October 1, 2026: Amended effective date under Chapter 77
- July 1, 2027: Final assessment rolls filed, determining 2028 taxes