

IMPORTANT UPDATE ON THE PREPAYMENT OF 2018 TAXES

On 12/22/2017 Gov. Cuomo issued Executive Order No. 172-2017, suspending the application of certain provisions contained in the New York Real Property Tax Law and the Westchester County Tax Law governing the levy and collection of real property taxes.

The Executive order was issued in response to federal tax law changes that will limit the amount of state and local tax deductions in 2018. The intent of the Executive Order is to facilitate the payment of real property taxes that would otherwise be paid in 2018 before the end of this year. However, it is important to keep in mind that prepayment is only possible in those instances where a tax warrant has been adopted for a given fiscal year.

The Village/Town of Mount Kisco is taking all steps permitted under existing law and the Executive Order to allow our property owners to make some real property tax payment that would ordinarily be paid in 2018.

The Village/Town of Mount Kisco operates on a June 1st – May 31st fiscal year. As a result, we do not have a budget or tax warrant established for the future fiscal year of June 1, 2018 to May 31, 2019. Therefore, we are unable to take any pre-payment of 2018 Village taxes under this Executive Order or current State Law.

However, all taxpayers are able to pay their second half Village tax, due January 2, 2018, before the end of 2017.

The Receiver of Taxes is also able to receive the second half installment of the already levied 2017 School Tax if you choose to pay it now rather than waiting until the January 31, 2018 deadline. This check will need to be separate to any payment toward any other tax amount.

Similar to the Village taxes for 2018, payment of school taxes to be levied in September 2018 will NOT be accepted before the end of this year. These taxes relate to a future fiscal year of July 1, 2018 to June 30, 2019 and the budget and warrant will be determined by the Bedford Central School District, not by the Village/Town of Mount Kisco.

The Village was informed late today (Tuesday 12/26/2017) by a statement from Ned McCormack, senior advisor to Westchester County Executive Rob Astorino, that it is not possible for the county to issue its 2018 tax warrants over the next four days for a "whole host of legal, operational and practical reasons." Unfortunately, this means that the Village/Town of Mount Kisco will not be able to accept pre-payments of the 2018 County tax.

NOTE: Village Hall is open for business on Tuesday 12/26/2017 through Friday 12/29/2017 from 8:30 a.m. until 4:30 p.m. Under the Executive Order, these taxes may be paid and accepted in person at Village Hall at 104 Main Street in Mount Kisco until the close of business (4:30 p.m.) on Friday, December 29, 2017, or by mail (payments to be sent to the Tax Receiver at 104 Main Street, Mount Kisco, NY 10594) provided they are postmarked as of 12/31/2017.

If you escrow taxes through a financial institution or mortgage servicer, you are encouraged to contact your lender to make arrangements relative to payment of these taxes as provided in the Executive Order.

IMPORTANT: Although the Village/Town of Mount Kisco is proceeding with tax collection as permitted in the Executive Order, it offers no opinion concerning the ultimate deductibility of any taxes paid for federal tax purposes. Property owners should consult with their own tax professionals for guidance in regard to the federal tax implications associated with these payments.

If the situation changes further, any warranted updates regarding collection will be provided here.