



NASSAU COUNTY LEGISLATURE

Dear Neighbor,

High property taxes are my #1 concern for Nassau residents. It is time that we stop runaway taxes here in Nassau. The first step towards achieving this goal is to reform the broken property tax assessment system. Doing nothing is not an option.

Here’s a snapshot of what the broken property tax assessment system costs you:

• Nassau County’s debt:	\$2.45 Billion
• % of debt due to property tax refunds:	46.2%
• Amount Nassau taxpayers pay <i>annually</i> towards servicing assessment debt:	Over \$100 million

Recently, I voted with the Republican Majority Legislators to approve legislation submitted by County Executive Mangano to streamline the assessment challenge process for commercial businesses – which accrue nearly 80% of the assessment debt. The County will now require that an appraisal be submitted with a grievance by October 1st. The County will save MILLIONS on refund payments because the assessment errors can now be corrected BEFORE the incorrect amount of taxes is paid. Hence, no overpayment and no refunds.

The legislation sounds simple – because it is. By simply correcting the assessment rolls faster, we will begin to save the County millions of dollars every year and we will no longer accrue the debt that was accrued in the past. It is that simple.

County Executive Mangano has also frozen all residential property tax assessments for four years. This means that homeowners can now have the confidence of knowing that their assessment will not change for four years. Under the new system, your assessment will only change if you successfully grieve your taxes or make taxable improvements to your home. From now on, the assessment of your home will be predictable from year to year..

These changes are simple in theory, but are monumental to restructuring and reducing the County’s debt. Under the leadership of the new County Executive and the new Republican Legislative Majority, the assessment system is being reformed. After eight years of the County doing nothing, we are moving forward on real reform.

If you have further questions or comments on the reform measures discussed in this letter, please feel free to call or email me.

Yours truly,

Francis X. Becker, Jr.
Legislator, 6th District