

Attention New York State Property Owners: Challenge Your Property Tax Assessment Now Before It Is Too Late

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If you own or occupy commercial or multi-family residential property in Nassau County or New York City, now is the time to seek relief on your property's tax liability. Property taxes represents one of the largest expenses of owning or occupying a property. This expense is even more critical in today's economic environment as operation costs continue to increase for businesses. As municipalities look to generate revenue, now is the time to ensure your rights are protected as failure to timely file an appeal can lead to an excessive property tax burden with no opportunity to remedy the issue.

The Nassau County Department of Assessment recently published its 2026/27 tentative assessment roll. The assessments on these rolls will be used to determine a property's school tax liability and general county and town tax liability. The deadline to file your administrative protest is March 3rd.

The New York City Department of Finance will publish its 2025/26 tentative assessment roll on January 15th. The deadline to file your administrative protest is March 3rd. However, New York City requires specific forms for various properties and therefore a property owner, tenant, or manager should be reviewing and gathering relevant information now to ensure a timely protest.

The Firm achieves significant benefits for our clients annually for all types of properties such as retail developments, office buildings, warehouses, gas stations, mixed-use properties, and apartment buildings. Please contact Michael Hrankiwsyj from our office at (516) 357-3886 or mhrankiwsyj@cullenllp.com, Kevin Clyne at (516) 296-9118 or kclyne@cullenllp.com, Erin O'Brien at (516) 296-9131 or eobrien@cullenllp.com, or David Wilkes at (212) 732-2000 or DWilkes@cullenllp.com to discuss your options and how we can best protect your interests. Please note this is a general overview of developments in the law and does not constitute legal advice. Nothing herein creates an attorney-client relationship between the sender and the recipient.

Practices

- Tax Assessment, Eminent Domain and Property Valuation

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