

NYC Solar Property Tax Abatement and Form PTA4 Explained

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The NYC property tax abatement is a great incentive for commercial and residential building owners to install solar PV systems to generate electricity. But there are some common pitfalls and misconceptions that solar developers need to be aware of in order to properly set customers' expectations.

Below, we answer some of the most common questions. In addition, to make sure your clients receive this incentive, we added some tips to help complete the NYC Department of Buildings (DOB) Property Tax Abatement Application (PTA4)

What is the NYC Solar Property Tax Abatement Incentive?

The NYC property tax abatement incentive is a program designed to encourage property owners to install solar PV systems for distributed electricity generation. The program allows property owners to deduct 5% of the cost of a solar installation each year, for four consecutive years, from property tax bills up to \$62,500.00.

This incentive is a big help in offsetting the cost of solar systems. However, it is only available on new systems placed in service by January 1, 2021.

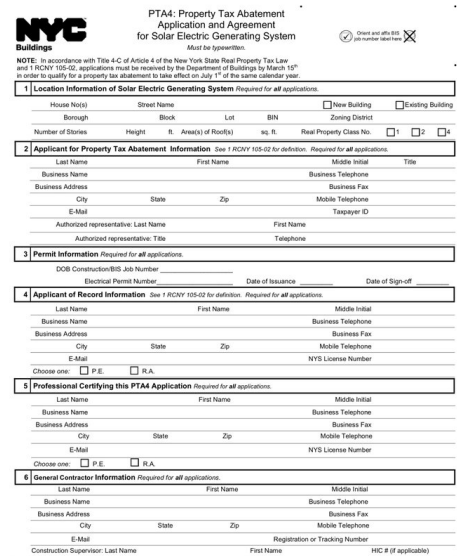
What installation costs are eligible for the NYC Solar Property Tax Abatement?

Property owners get the property tax abatement incentive based on the total installation cost.

Total installation costs include all solar PV equipment, installation labor, and system design costs. Any rebates the customer received must be subtracted from the total cost.

Are property owners still eligible for other NY State and Federal solar incentives?

Yes. Property owners are still eligible for New York State and Federal Income Tax Credits. In addition, property owners are eligible for a rebate from NYSERDA. It's important to note, as stated above, that any



NYC Buildings PTA4: Property Tax Abatement Application and Agreement for Solar Electric Generating System

NOTE: In accordance with Title 4-C of Article 4 of the New York State Real Property Tax Law and § 10-01 of RCNY 105-02, applications must be received by the Department of Buildings by March 1st in order to qualify for a property tax abatement to take effect on July 1st of the same calendar year.

1 Location Information of Solar Electric Generating System Required for all applications

House No(s) Street Name Lot New Building Existing Building
 Borough Block Building District Zoning District

Number of Stories Height ft. Area(s) of Roof(s) sq. ft. Real Property Class No. 1 2 3 4

2 Applicant for Property Tax Abatement Information See § 10-01 of RCNY 105-02 for definition. Required for all applications.

Last Name First Name Middle Initial Title
 Business Name Business Telephone
 Business Address Business Fax
 City State Zip Mobile Telephone
 E-Mail Taxpayer ID
 Authorized representative: Last Name First Name
 Authorized representative: Title Telephone

3 Permit Information Required for all applications.

DOB Construction/BIS Job Number Electrical Permit Number Date of Issuance Date of Sign-off

4 Applicant of Record Information See § 10-01 of RCNY 105-02 for definition. Required for all applications.

Last Name First Name Middle Initial
 Business Name Business Telephone
 Business Address Business Fax
 City State Zip Mobile Telephone
 E-Mail NYS License Number
 Choose one: P.E. R.A.

5 Professional Certifying this PTA4 Application Required for all applications.

Last Name First Name Middle Initial
 Business Name Business Telephone
 Business Address Business Fax
 City State Zip Mobile Telephone
 E-Mail NYS License Number
 Choose one: P.E. R.A.

6 General Contractor Information Required for all applications.

Last Name First Name Middle Initial
 Business Name Business Telephone
 Business Address Business Fax
 City State Zip Mobile Telephone
 E-Mail Registration or Tracking Number
 Construction Supervisor: Last Name First Name HIC # (if applicable)



NYSERDA rebates must be deducted from the total cost of the solar installation when applying for the NYC Property Tax Abatement.

What forms need to be completed?

Form PTA4: Property Tax Abatement Application and Agreement for Solar Electric Generating System needs to be completed to apply for this incentive. You can find it on the NYC DOB's website [here](#).

How can you make sure Form PTA4 is completed right the first time?

We have three tips for filling out Form PTA4 correctly:

1. Pay attention to Question #8: Solar System Place in Service Date.

This is the question that is most often answered incorrectly, and the wrong answer means that an application will be rejected and require corrections. Since a delay can result in losing out on the Property Tax Abatement until the following year, it's really important to know which date to use.

The correct answer is whichever date is later – the date the system received permission to operate (PTO) or the date the electrical permit sign-off date.

2. Calculate your cost correctly.

Expenditures must be documented and remember, only certain expenditures apply. Just to make sure, it bears repeating – only use equipment, labor, and design costs. And, don't forget to deduct any rebates the owner received, e.g. the NYSERDA rebate, as the DOB accesses this information. Any errors here will most certainly get an application kicked back.

3. Submit the application by March 15.

Applications must be submitted by March 15 in order for the abatement to take effect on the July 1 tax bill of the same year. If submitted after March 15, the abatement won't take effect until July 1 of the following year.

There is no wiggle room here. We realize it's often not possible to submit the application before March 15, but it's important to explain submission policies to your customers to properly set their expectations and curtail misunderstandings.



How can you ensure your customers apply for, and receive, every possible incentive?

Partner with the expert in NYC solar, we're here to help! Lean on our decade-long expertise in the New York solar market to help get your property tax abatement applications correctly filed, and seamlessly approved the first time. Allow us to take the guesswork out of the process for you, and your customer!