

Tax Bill Explanation

The tax bill can be a complicated document and as such, this will attempt to decode the bill to make it more understandable. As a whole, the Town of Orangetown has prepared budgets for many years while staying under the NYS “tax cap” for budget increases of no more than +2% per year. However, depending on where each resident or business is located, the overall taxes may be slightly above or below that percentage. This is due to other formulas included in the calculations each year, such as the Homestead and Non-Homestead base and adjusted base percentages (which define how much of a budget each class of property will pay). It is important to note that the Town’s 2% cap applies only to the taxes for the town, which includes some of the special districts that we have budgetary control over. However, it does not include School or County taxes -which are collected by the Town in September and January of each year – but which the Town has no control over. Detailed below are components of the tax bill:

State and County: Includes all County government expenses;

Town Property Taxes: This is for general operation of the Town and is collected under 4 headings:

- a. Town- wide Services – General government including personnel, parks (excluding golf courses), some highway charges and debt service;
- b. Town & Nyack Police – For the operation of the Orangetown Police department. Beginning in 2022, South Nyack will also be included in this charge;
- c. Town Building Services – This charge is for streetlights, recycling, code enforcement and Building Dept. Residents of the river villages do not pay as the villages perform these functions;
- d. Town Outside Highway – Charge for maintaining roads outside of villages.

Special District Charges: The Town collects taxes for special districts including Fire, ambulance, paramedics and Hydrants. Depending on where the property is located, it will be charged for the services the special districts provide:

- a. Fire Districts – This pays for fire protection services which include Blauvelt, Orangeburg, Palisades -Sparkill, Pearl River, Central Nyack, Tappan and the Nyack Joint Fire District;
- b. Library Districts – A charge for the operation of the public libraries in Blauvelt, Palisades, Tappan, Orangeburg, Blauvelt and a pro-rated charge for Sparkill;
- c. Ambulance Districts – This pays for volunteer ambulance services for South Orangetown and Nyack;
- d. Paramedics – Pays for professional paramedics who work alongside ambulance and police;

- e. Hydrant Districts – This pays for the operation and maintenance of fire hydrants in Blauvelt, Palisades, Pearl River, Sparkill and Upper Grandview;
- f. Orangetown Sewer Services – This is a charge for the operation and maintenance along with an additional charge for debt service to the Orangetown Sewer Department and its facility. Note that if a property is not able to hook up with the sewer system (there are certain areas within the Town where it is not available), the property is not charged for operation. However, if it is available and not utilized, a property is charged regardless. All properties pay for the debt service part of the Sewer budget however.

Rockland County: In addition to the “State & County” charge on their tax bills, the Town collects taxes for the Rockland County Solid Waste Authority for operation, maintenance and waste disposal. These charges include green waste, hazardous waste, materials recovery, composting facility, transfer station facility and a general ad valorem charge.