

City of New York Real Estate Tax Guide

New York Albany Erie County Nassau Putnam Rockland Suffolk Westchester
 County County County County County County County

City of New York Transfer and Mortgage Tax Guide**CITY OF NEW YORK REAL ESTATE TAX GUIDE****(AS OF JULY 1, 1996)****ERIE COUNTY VILLAGE REAL ESTATE TAXES FOR INCORPORATED VILLAGES***The information provided is believe to be accurate, but is not guaranteed.*

LOCALITY	DUE DATE	PERIOD COVERED
Angola	7/1	6/1 - 5/31
Akron	7/1	6/1 - 5/31
Alden	7/1	6/1 - 5/31
Blasdell	7/1	6/1 - 5/31
Depew	7/1	6/1 - 5/31
East Aurora	7/1	6/1 - 5/31
Farnham	7/1	6/1 - 5/31
Gowanda	7/1	6/1 - 5/31
Hamburg	7/1	6/1 - 5/31
Kenmore	7/1	6/1 - 5/31
Lancaster	7/1	6/1 - 5/31
North Collins	7/1	6/1 - 5/31
Orchard Park	7/1	6/1 - 5/31
Sloan	7/1	6/1 - 5/31
Springville	7/1	6/1 - 5/31
Williamsville	7/1	6/1 - 5/31

PENALTY - All Villages:

5% after the first of the month; 1% each month thereafter until November;

After November, outstanding taxes are turned over to Erie County.

LOCALITY	TAX	DUE DATE	PERIOD COVERED
Alden	Town/County	2/15	1/1 - 12/31
	School	10/15	7/1 - 6/30
Amherst	Town/County	2/15	1/1 - 12/31
	School	10/15	7/1 - 6/30
Aurora	Town/County	2/15	1/1 - 12/31
	School	10/15	7/1 - 6/30
*Boston	Town/County	3/15	1/1 - 12/31
	School	10/15	7/1 - 6/30
*Brant	Town/County	3/15	1/1 - 12/31
	School	10/15	7/1 - 6/30
Cheektowaga	Town/County	2/15	1/1 - 12/31
	School	10/15	7/1 - 6/30
Clarence	Twon/County	2/15	1/1 - 12/31
	School	10/15	7/1 - 6/30
*Colden	Town/County	3/15	1/1 - 12/31
	School	10/15	7/1 - 6/30
*Collins	Town/County	3/15	1/1 - 12/31
	School	10/15	7/1 - 6/30
*Concord	Town/County	3/15	1/1 - 12/31
	School	10/15	7/1 - 6/30

*Eden	Town/County	3/15	1/1 - 12/31
	School	10/15	7/1 - 6/30
Elma	Town/County	2/15	1/1 - 12/31
	School	10/15	7/1 - 6/30
Evans	Town/County	2/15	1/1 - 12/31
	School	10/15	7/1 - 6/30
Grand Island	Town/County	2/15	1/1 - 12/31
	School	10/15	7/1 - 6/30
Hamburg	Town/County	2/15	1/1 - 12/31
	School	10/15	7/1 - 6/30
*Holland	Town/County	3/15	1/1 - 12/31
	School	10/15	7/1 - 6/30
Lancaster	Town/County	2/15	1/1 - 12/31
	School	10/15	7/1 - 6/30
*Marilla	Town/County	3/15	1/1 - 12/31
	School	10/15	7/1 - 6/30
*Newstead	Town/County	3/15	1/1 - 12/31
	School	10/15	7/1 - 6/30
*North Collins	Town/County	3/15	1/1 - 12/31
	School	10/15	7/1 - 6/30
Orchard Park	Town/County	2/15	1/1 - 12/31
	School	10/15	7/1 - 6/30
*Sardinia	Town/County	3/15	1/1 - 12/31
	School	10/15	7/1 - 6/30
Tonawanda	Town/County	2/15	1/1 - 12/31
	School	10/15	7/1 - 6/30
*Wales	Town/County	3/15	1/1 - 12/31
	School	10/15	7/1 - 6/30
West Seneca	Town/County	2/15	1/1 - 12/31
	School	10/15	7/1 - 6/30
	County	2/15	1/1 - 12/31
Buffalo	City: 1st half	7/31	7/1 - 12/31
	City: 2nd half	12/31	1/1 - 6/30
	Sewer	9/30	7/1 - 6/30
	County	2/15	1/1 - 12/31
Lackawanna	City: 1st half	8/1	8/1 - 1/31
	City: 2nd half	1/1	2/1 - 7/31
	School	9/15 - 10/15	7/1 - 6/30
	County	2/15	1/1 - 12/31
Tonawanda	City	4/1	1/1 - 12/31
	School	9/1	7/1 - 6/30

PENALTIES FOR ALL TOWN AND COUNTY TAXES EXCEPT THOSE*:

From 2/16 through 2/28: - 1%
 From 3/1 through 3/15: - 2%
 From 3/16 through 3/31: - 3%
 From 4/1 through 4/15: - 4%
 From 4/16 through 4/30: - 5%

On May 1, the 5% penalty fee is added to the levy, forming the base tax then due, thereafter interest is added to the base at the rate of 1% per month making 12.35% in all.

PENALTIES FOR TOWN WITH*:

From 3/16 through 3/31: - 3%
 From 4/1 through 4/15: - 4%
 From 4/16 through 4/30: -5%

On May 1, the 5% penalty fee is added to the levy, forming the base tax then due, thereafter, interest is

added to the base at the rate of 1% per month making 12.35% in all.

PENALTIES FOR ALL SCHOOL TAXES:

From 1/15 through 10/31: -5%

From 11/1 - 11/30: -5%

On November 30, all are returned to the county, if taxes are paid during the month of December, the interest is then 6%. After December, the tax is relieved into the County Bill.