

TAKE JUDICIAL NOTICE

Exemption From Peconic Bay Transfer Tax

August 1, 2008

On July 21, 2008, new legislation was passed which creates an exemption from the Peconic Bay Region Community Preservation Fund Transfer Tax for first time homebuyers and certain not-for-profit corporations in the towns of SOUTHAMPTON, EAST HAMPTON and SHELTER ISLAND only.

The exemption applies to 1 and 2 family homes, townhouses or condominiums which are to be occupied by the homeowner. The determining factors for eligibility of the exemption will be the purchaser's income and purchase price of the property.

Not-for-Profit corporations may qualify for the exemption if they provide housing as outlined under the conditions stated in the new legislation.

In order to receive the exemption the new purchaser must complete an application provided by the appropriate municipality. The completed application must be submitted and approved by the appropriate town official prior to closing.

Once the application is approved, the town official must sign Part II of the Peconic Bay Region Community Preservation Fund form. The form and application must be submitted with the deed for recording in order to receive the exemption.

If you have any further questions please feel free to contact our legal department at 1-800-281-8485.