JUDICIAL TITLE

NYC NON-PRIMARY RESIDENCE PROPERTY SURCHARGE

2026–27 & 2027–28 TAX YEARS

The Non-Primary Residence Property Surcharge is an annual tax based on the NYC Department of Finance (DOF) market value of certain residential properties that are not used as a primary residence.

PROPERTY TYPE	DOF MARKET VALUE	SURCHARGE RATE
1–3 FAMILY HOME	\$5,000,000 – Less than \$15,000,000	0.80%
	\$15,000,000 – Less than \$25,000,000	1.05%
	\$25,000,000 and above	1.30%
CONDOMINIUM / CO-OP	\$1,000,000 – Less than \$3,000,000	4.00%
	\$3,000,000 – Less than \$5,000,000	5.25%
	\$5,000,000 and above	6.50%

NOTE: These rates apply to the 2026–27 and 2027–28 tax years.
Rates are subject to change in future years. Visit nyc.gov/finance for the most current information.

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