



## **Friday Fast Facts**

### **05/05/2023**

# **Nassau real estate verification fee reduced to \$270**

On April 24, 2023 the Nassau County Legislature voted to reduce a major revenue-generating fee to verify a property's section block and lot. This was only days after a state appellate court sided with a lower court that struck it down.

The Nassau County Legislature has voted to reduce the \$355 tax map verification fee to \$270 after a state appellate court deemed the fee unconstitutional. The fee served as significant revenue for the county's annual budget of nearly \$4 billion and the reduction will lead to a \$15 million budget hole this year. Nassau County Executive Bruce Blakeman filed an emergency order to reduce the fee, which passed the Republican-controlled legislature after heated debate, and along party lines, 11 to 7. Nassau collected \$57 million from the fee in 2021 as the real estate market spiked. It collected \$38.4 million last year.

A four-justice panel from the State Supreme Court's Appellate Division, Second Judicial Department upheld the lower court's ruling that the fees collected were excessive and inappropriate. The court noted that "The fees imposed ... were excessive and improper, as they were enacted for general revenue purposes and not tied to the county's obligation to maintain its property registry." The county "failed to raise a triable issue of fact" in its appeal, the justices wrote.

It is uncertain whether Nassau will have to issue refunds or conduct additional research to justify the cost of the fee. At present, the county will

need to depend on cost-cutting measures and economic growth to compensate for the revenue loss.

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