NYC
Department of Finance

66 John Street
Room 104 Mailroom
New York, NY 10038

ELECTRONIC SERVICE REQUESTED

Non-primary residence property surcharge: Respond by August 24, 2026

July 24, 2026

Property Address
PARK AVENUE

Borough	Block	Lot
1		

Co-op Development #

Dear Co-op Development or Representative,

New York City has introduced a new annual surcharge on certain properties, sometimes referred to as "pieds-à-terre," that are not used as the owner's primary residence.

Our records indicate that one or more units in the property referenced above may be subject to the new surcharge. We notified the unit owners by mail. The enclosed list shows all of the unit owners who received a letter.

How to apply for an exemption from the surcharge:

To apply for an exemption from the surcharge, unit owners or the development owner must submit information to the Department of Finance by August 24, 2026.

Visit www.nyc.gov/npsurcharge to apply for an exemption if the unit is the primary residence of any of the following:

- The owner of the unit.
- A tenant or subtenant.
- One or more individuals who collectively hold a majority interest in the limited liability company (LLC), corporation, or partnership that owns the unit.
- An immediate family member of the owner or majority interest holder.
- The sole beneficiary of a trust.

The enclosed list includes a security code for each unit that received a letter. If you would like to apply for exemptions on behalf of your unit owners, use these codes at www.nyc.gov/npsurcharge. You will be asked to upload documents to support your responses.

If you disagree with a unit's value:

If you believe the Department of Finance has incorrectly valued any of the units on the enclosed list, you can file a challenge with the New York City Tax Commission. Visit www.nyc.gov/taxcommission for instructions and deadlines. Note that you can also ask the Tax Commission to review whether a unit is exempt from the surcharge because it is used as a primary residence. If you choose to do so, you must also file a challenge to the unit's value, and you will not be eligible for an exemption from the Department of Finance for such unit.

Paying the surcharge:

If a unit in your development is subject to the surcharge, it will appear on your property tax bill due January 1, 2027.

For more information, call 311 or visit www.nyc.gov/npsurcharge.

Sincerely,

The Property Division
New York City Department of Finance

If due to a disability you need an accommodation in order to apply for and receive a service or participate in a program offered by the Department of Finance, please contact the Disability Service Facilitator at www.nyc.gov/contactdofeeo or by calling 311.