



CITY OF MOUNT VERNON, N.Y.
OFFICE OF THE COMPTROLLER

Darren M. Morton, Ed.D., CPRP, CMFO
Comptroller

City Hall, One Roosevelt Square
Mount Vernon, NY, 10550
(914) 665-2303

May 16, 2025

Mount Vernon City Council
City Hall
1 Roosevelt Square
Mount Vernon, NY 10550

RE: COMP2025-09 – Recommendation to Issue a Tax Interest Amnesty Program for Commercial Properties

Dear Honorable Members of the Mount Vernon City Council,

The City Council initially passed a Tax Amnesty Program for Owner-Occupied Taxpayers in 2023, which was later extended into 2024 and a renewed tax interest and amnesty program in 2025. This temporary initiative allowed owner-occupied one-, two-, and three-family homeowners to settle outstanding tax principal balances owed to the City and County, with the City waiving accrued interest for a limited time. However, commercial properties were not included in this amnesty program.

Our office has received numerous requests for a tax amnesty program for commercial properties. The extension of a tax interest amnesty program, while more of an immediate challenge for taxpayers, could provide greater long-term relief for the taxpayer and direct relief for the City. Given the challenges our commercial property owners face, and the immediate need for increased City cashflow, I am recommending that we offer an opportunity for partial interest and penalties amnesty on delinquent taxes for commercial properties. It is my hope that this initiative will encourage many commercial property owners to bring their accounts current and avoid the consequences of lien enforcement and foreclosure, anticipated to commence in late June 2025.

The proposed program would allow qualified taxpayers to:

- Settle **City and County taxes owed prior to 2023**, and
- Settle **School taxes owed prior to 2020**,

in exchange for **50% abatement of interest accrued after the taxes went to lien.**

Eligibility for the program would require property owners to be current on:

- **City and County taxes for 2023 through 2025**, and
- **School taxes for 2020 through 2024.**

Although the City would be waiving 50% interest, this initiative would result in immediate cash flow, help clear longstanding delinquent balances, and offer much-needed relief to our residents.

Accordingly, I respectfully recommend that the City Council adopt a resolution to **extend the Tax Interest Amnesty Program** to qualified commercial properties. This program would allow eligible commercial property owners to settle outstanding City, County, and School real property tax liens by paying the principal tax balance in full along with at least 50% of the interest. The program would be in effect until the **close of business on June 13, 2025**.

If there are any questions, please do not hesitate to contact me. Thank you for your consideration and continued commitment to the financial and social well-being of our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Morton', with a stylized flourish at the end.

Darren M. Morton Ed. D., CPRP. CMFO
Comptroller

cc: Mayor
Law Department
File