



New York Farm Bureau
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MEMORANDUM OF SUPPORT

Senate Bill 212 (Senator Marchione)/ Assembly Bill 4479 (Assemblyman Magee)

AN ACT TO AMEND THE REAL PROPERTY TAX LAW, IN RELATION TO THE REDEMPTION OF MULTIPLE LIENS ON FARM PROPERTY

Date: 1/21/2018

New York Farm Bureau, the state's largest general farm organization, respectfully urges your support for the above-referenced legislation. If enacted, this bill would require that multiple tax liens on farm property be paid in chronological order, with the earliest lien being paid off first and the most recent being paid last.

Currently, by being forced to pay the most recent liens first, farmers continue to accrue interest on the older, larger dollar amounts. This can lead to a challenging situation where, especially in a low dairy price year, interest on a debt continues to accumulate while in the subsequent good dairy price year, the farmer faces more challenges in paying down the debt.

With serious spikes in costs due to high fuel and energy costs, the already expensive tax burden in New York State and volatility in the prices paid to farmers, this legislation may help in certain limited, individual situations with keeping farmers on their farmland.

With the enactment of a bill, requiring that earlier liens be paid first, farmers would avoid the additional accrual of interest and the risk of foreclosure during a time of very low prices and very high taxes.

For this reason, your support of the legislation is respectfully requested.