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**Talking Points on S8012/A8332 – Standardized Assessment Methodology for Renewable Energy Projects**

The New York Association of Towns opposed S8012/A8332, which as of 6/25 is on the Governor’s desk, and she has 10 days to act on the bill. Previous legislation took away local authority to assess renewable energy projects and directed the New York State Department of Tax and Finance to create a standardized assessment model.

We are encouraging members to reach out to the Governor’s office asking her to veto this bill. You can use [this form](https://www.governor.ny.gov/content/governor-contact-form), call [1-518-474-8390](tel:15184748390), or reach out to your regional representative to let the Executive Chamber know your position. Below are some talking points for members to use.

* The bill amends the Real Property Tax Law to modify the method for assessing solar and wind energy systems by requiring the use of a discounted cash flow approach.
* Requires host community benefit payments and decommissioning costs to be included as expenses
* Stipulates that federal tax credits be deemed intangible assets and not included in revenue streams, and imposes a standardized formula for determining the assessed value of solar and wind projects.
* This methodology would result in a significant reduction in the assessed value of large-scale solar and wind installations, thereby diminishing the tax revenue that can be collected by municipalities.
* Solar and wind energy systems often encompass thousands of acres of land, which means municipalities lose a significant portion of tax income due to these projects
* The last formula adopted by the State for assessing solar and wind energy systems only taxed the systems at a quarter of their worth which shifts the fiscal burden to residents and small businesses
* PILOT agreements are capped at what a project would be taxed at. Therefore, undervaluing projects for assessing purposes caps PILOT agreements