Get the Facts on Local Law # 1
Protecting Water Quality, Working Farms and Natural Areas
Cara Lee and John Orfitelli
Hudson Valley Community Preservation Act

• To allow communities to create dedicated, non-transferrable fund for protecting community character

• To use fund to implement *Community Preservation Plan*

• To acquire interests or rights in real property in accordance with plan and with cooperation of willing sellers

• To receive funds, revenues, gifts of land or funds

• To create a local Real Estate Transfer Tax
Overlapping Values

Water + Agriculture + Habitat + Historic

Recreation + Scenic + Open Space = Total Score
1572 parcels were identified containing priority resources, with scores ranging from 1 to 23 attributes.

The plan is a decision-support tool to prioritize eligible parcels for conservation under a community preservation program.
What Can Community Preservation Fund Be Used For?

- Parks, nature preserves or recreation areas
- Open space
- Lands of exceptional scenic value
- Protection of wetlands
- Aquifer recharge areas
- Shorelines
- Wildlife refuges
- Rare or endangered habitats
- Unique or threatened ecosystems
- Public access to land for recreational use including streams and waterways
- Protection of rivers
- Preservation of historic places and properties
- Contributing to Greenbelts
- Viable Agricultural lands

Up to 10% of Fund for stewardship of CPP protected land
Real Estate Transfer Tax – New Paltz

- No real property tax impact on New Paltz residents
- Real Estate Transfer Tax - One-time, paid by buyer
- 1.5% with $245,000 exemption
- Would generate approximately $180,000 in revenue annually, to go Community Preservation Fund
A real estate transfer tax is a sustainable source of revenue for open space and historic preservation in New Paltz and benefits the whole community.

Residents of New Paltz will not experience a new property tax.

The exemption will benefit buyers at the low end of the market, protecting affordability for first-time home buyers.

Program will protect the qualities that attract buyers to New Paltz.

Land protection will be voluntary with willing landowners.
Red Hook Experience

- The Town of Red Hook in Dutchess County has had a Community Preservation Fund in place for 10 years.
- The number of real estate transactions has been higher every year since it was adopted.
- Red Hook has used the $2.4 million generated over 10 years to protect 1,800 acres of farmland and open space and create public access and trails.
Local Law No. 1
Water Quality, Working Farms, Wildlife Habitat and Natural Areas Preservation Fund

TO PROTECT THE WATER QUALITY OF RIVERS, LAKES, AND STREAMS, INCLUDING THE WALLKILL RIVER; PROTECT THE WATER QUALITY OF NEW PALTZ’S DRINKING WATER RESERVOIR; PRESERVE WORKING FARMS; ESTABLISH PARKS AND RECREATIONAL AREAS, AND PROTECT HISTORIC RESOURCES AND NATURAL AREAS; SHALL LOCAL LAW NO. D1 (REVISED PROPOSED) OF 2020 CREATING A ONE AND A HALF PERCENT REAL ESTATE TRANSFER TAX ON THE CONVEYANCE OF INTERESTS IN REAL PROPERTY IN THE TOWN, WITH REVENUES FROM THIS TAX TO BE DEPOSITED IN THE TOWN OF NEW PALTZ COMMUNITY PRESERVATION FUND, WHICH MAY BE MATCHED BY STATE AND FEDERAL FUNDING AND WHICH WILL REQUIRE FULL PUBLIC DISCLOSURE, OF ALL SPENDING APPROVED?

Yes  No

Remember to Turn Over the Ballot!
Thank you.

Photo: Bob Fagan