

# COUNTY OF SUFFOLK



**JUDITH A. PASCALE**  
COUNTY CLERK

**TO:** All Title, Abstract Companies and Interested Parties

**FROM:** Christopher Como, Esq., Sen. Official Examiner of Title  
Anna Curella, Senior Deputy County Clerk

**DATE:** 12/27/22

**RE:** CPF Tax Rate & Allowance Changes

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Pursuant to recent changes in New York Tax Law 1449-BB and local town codes in East Hampton, Shelter Island, Southampton and Southold, several changes will be occurring with regard to the assessment and collection of the Peconic Bay Community Preservation Fund Tax (CPF).

Effective on all conveyances subject to the CPF Tax occurring on or after January 1, 2023, certain allowances have increased and in certain circumstances have been eliminated.

With the exception of Riverhead, which will remain unchanged, all towns within the Peconic Bay Region will increase its allowance for improved properties for conveyances under a certain consideration amount. Allowances for transactions over a certain amount are eliminated as well.

While the new allowances go into effect January 1, 2023, the implementation of the increased .5% tax will take effect April 1, 2023. A new form will be issued prior to April 1, 2023. Updated forms can be found on our website [www.suffolkclerk.com](http://www.suffolkclerk.com). Please forward all questions to [Christopher.Como@SuffolkCountyNY.gov](mailto:Christopher.Como@SuffolkCountyNY.gov)

**Below is the new allowance breakdown effective 1/1/23:**

**East Hampton-** \$400,000.00- Improved \$100,000.00 Vacant (Unimproved) No exemption on conveyances \$2,000.000 or greater.

**Shelter Island-** \$400,000.00- Improved \$100,000.00 Vacant (Unimproved) No exemption on conveyances \$2,000.000 or greater.

**Southampton-** \$400,000.00- Improved \$100,000.00 Vacant (Unimproved) No exemption on conveyances greater than \$2,000,000.00.

**Riverhead-** \$150,000.00- Improved \$75,000.00 Vacant (Unimproved)

**Southold-** \$200,000.00- Improved \$75,000.00 Vacant (Unimproved)