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Property Tax and Interest Deferral (PT AID) Program

As of January 1, 2021, the maximum federal adjusted gross income you can earn and still be eligible for the PT AID program has increased from \$58,399 to \$86,400.

The NYC Department of Finance recognizes that an unexpected event or hardship may make it difficult for you to pay your property taxes. If you qualify for the Property Tax and Interest Deferral (PT AID) program, you can defer your property tax payments, or pay only a small percentage of your income, so that you can remain in your home.

Highlights

- The payment of property taxes can be deferred for a fixed length of time for a temporary hardship, or for a longer period due to a chronic hardship.
- The amount you can defer paying is limited to a maximum of 25% of the equity you have in your one-, two-, or three-family home, or up to 50% of the equity of your condominium unit.
- Unpaid debt continues to accrue interest (currently 4%).
- There are three payment plan options: the Low-Income Senior (LIS), Fixed-Term Income-Based (FTI), and Extenuating Circumstances Income-Based (ECI) payment agreements.

[Download the PT AID Infosheet](#)

Available Plans

Low-Income Senior (LIS) Plan

Senior homeowners experiencing hardship can fully or partially defer payment of their delinquent and future property taxes for either a fixed or indefinite period of time. You can choose to pay 0% (full deferral), 25%, 50%, or 75% of your delinquent and future property taxes. For more information, including terms and conditions, download an application from the list below.

Eligibility

- You must be 65 or older.
- Your property must be a one- to three-unit tax class 1 residential property, or a condominium.
- The property must have been your primary residence for at least one year.
- You must have a federal adjusted gross income (AGI) of \$86,400 or less.

[Visit the PT AID Payment Terms Estimate](#) to get an idea of what your payments may look like.

[Download the PT AID brochure for seniors.](#)

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Fixed-Term Income-Based (FTI) Plan

Homeowners can enter into a payment plan which limits their payments to a maximum of 8% of their adjusted gross income. The plan may include only the delinquent amount or the delinquent amount plus charges projected to be due over the next year. For more information, including terms and conditions, download an application from the list below.

Eligibility

- Your property must be a one- to three-unit tax class 1 residential property, or a condominium.
- The property must have been your primary residence for at least one year.
- You must have a federal adjusted gross income (AGI) of \$86,400 or less.

Visit the [PT AID Payment Terms Estimate](#) to get an idea of what your payments may look like.

Download the [PT AID brochure](#).

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Extenuating Circumstances Income-Based (ECI) Plan

Homeowners experiencing extenuating circumstances can enter into a payment plan which limits their payments to a maximum 8% of their adjusted gross income while the hardship persists. The Department of Finance defines "extenuating circumstances" as involving the death or serious illness of a property's owner or immediate family member, loss of income, or enrollment in the Department of Environmental Protection's Water Debt Assistance Program. For more information, including terms and conditions, download an application from the list below.

Eligibility

- Your property must be a one- to three-unit tax class 1 residential property, or a condominium.
- The property must have been your primary residence for at least one year.
- You must have a federal adjusted gross income (AGI) of \$86,400 or less.

You must be able to document an extenuating circumstance such as the death or serious illness of a property's owner or immediate family member, loss of income, or enrollment in the Department of Environmental Protection's Water Debt Assistance Program.

Visit the [PT AID Payment Terms Estimate](#) to get an idea of what your payments may look like.

Download the [PT AID brochure](#).

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PT AID Payment Agreement

The NYC Department of Finance recognizes that an unexpected event or hardship may make it difficult for you to pay your property taxes. If you qualify for the Property Tax and Interest Deferral (PT AID) program, you can defer your property tax payments so that you can remain in your home. The Property Tax and Interest Deferral program removes properties from the tax lien sale once an application is complete.

To apply for a PT AID payment agreement, download and complete the application below, or call 311 for assistance.

PT AID Payment Agreement Applications & Worksheets

- Initial Application
- Online Renewal Application
- Income Worksheet
- Renewal and Change Form
- Online Renewal Instructions

To submit your scanned application, worksheet, change form, and supporting documents online, contact PT AID using the online Customer Service Center.

To inquire about the status of your application, contact PT AID using the online Customer Service Center.

Please note: The Department of Finance will send you a renewal and change form with your current plan information when it is time for you to renew. Unless you are enrolled in the LIS plan, you may only make changes to your plan once every six months.

Standard Payment Agreement

Payment agreements are available whether your property has been noticed for a tax lien sale, or not. Any property owner who is interested in paying their property taxes in installments may apply.

If your property has been noticed for a lien sale, entering into a payment agreement or bringing an existing payment agreement up to date will remove your property from the lien sale list.

You can download a Property Tax Payment Agreement Request form from our website. Scan and upload your completed form at our Customer Self-Service Center.

Frequently Asked Questions (FAQs)

Apply in Person

Department of Finance Business Centers

You can submit your PT AID application to a Department of Finance business center.

Manhattan / New York County

Bronx / Bronx County

Brooklyn / Kings County

Queens / Queens County

Staten Island / Richmond County

Business Center Services

Foreign language interpretation services for over 175 spoken languages are available in all five of our borough business centers. Visit the information desk and request an interpreter for your language.

Sign language interpreters are available for Department of Finance transactions, including parking ticket hearings and appeals. Call 311 or download and submit the e Request for Sign Language Interpreter application.

For TTY service for the hearing impaired

Call 212-639-9675 (a tele typewriter device is required to use this service).

Get Help

Need help? Contact 311 or PT AID.