



Department of Taxation and Finance

Claim for New York City Enhanced Real Property Tax Credit

For Homeowners and Renters
Tax Law – Article 22, Section 606(e-1)

NYC-208

Step 1 – Enter identifying information

Your first name	MI	Your last name (for a joint claim, enter spouse's name on line below)	Your date of birth (mmdyyyy)	Your Social Security number
Spouse's first name	MI	Spouse's last name	Spouse's date of birth (mmdyyyy)	Spouse's Social Security number
Current mailing address (number and street or PO box)			Apartment number	County of residence while living in New York City (see instructions)
City, village, or post office	State	ZIP code	Country (if not United States)	
Street address of New York City residence that qualifies you for this credit, if different from above			Apartment number	You must enter date(s) of birth and Social Security number(s) above.
City	State	ZIP code		
NY				

Step 2 – Determine eligibility (For lines 1 through 5, mark an X in the appropriate box.)

- 1 Were you a New York City resident for all of 2019? 1 Yes No
- 2 Did you occupy the same residence for at least six months during 2019?..... 2 Yes No
If you marked an X in the **No** box on line 1 or 2, **stop**; you do not qualify for this credit.
- 3 Can you be claimed as a dependent on another taxpayer's 2019 federal return? 3 Yes No
- 4 Did you reside in public housing, or other residence completely exempted from real property taxes in 2019? (see instr.) 4 Yes No
If you marked an X in the **Yes** box on line 3 or 4, **stop**; you do not qualify for this credit.
- 5 Did you live in a nursing home during 2019? (If you mark an X in the Yes box, see instructions.) 5 Yes No

6 Complete below for all household members (submit additional sheets if needed; see instructions).

A – First name	Last name	B – Social Security number

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Step 3 – Determine household gross income

Enter the total of all amounts, even if not taxable, that you, your spouse (if married), and all other household members received during 2019.

7	Federal adjusted gross income If any household members do not have to file a federal return, see instructions	7		.00
8	New York State additions to federal adjusted gross income	8		.00
9	Social Security payments not included on line 7	9		.00
10	Supplemental Security Income (SSI) payments	10		.00
11	Pensions and annuities (including railroad retirement benefits) not included on lines 7 through 10	11		.00
12	Cash public assistance and relief	12		.00
13	Other income	13		.00
14	Household gross income (add lines 7 through 13; see instructions)	14		.00
If line 14 is \$200,000 or more, stop ; you do not qualify for this credit.				
15	Enter rate from Table 1 (see instructions)	15		
16	Multiply line 14 by line 15	16		.00

Step 4 – Compute real property tax

Renters only	17	Enter the total amount of rent you and all members of your household paid during 2019. (Do not include any subsidized part of your rental charge.)	17		.00
	18	Adjusted rent – If line 17 includes charges for: Enter on line 18 heat, gas, electricity, furnishings, and board..... 80% (.8) of line 17 heat, gas, electricity, and furnishings..... 90% (.9) of line 17 heat, gas, and electricity 92% (.92) of line 17 heat or heat and gas 94% (.94) of line 17 none of the above 100% of line 17	18		.00
	19	Multiply line 18 by 15.75% (.1575); enter here and on line 23	19		.00
	20	Real property taxes paid during 2019 (see instructions).....	20		.00
Homeowners only	21	Special assessments	21		.00
	22	Add lines 20 and 21; enter here and on line 23	22		.00



Your Social Security number

Step 5 – Compute credit amount

23 Renters: Enter amount from line 19. Homeowners: Enter amount from line 22 (see instructions)	23		.00
If line 23 is zero or less, stop ; no credit is allowed.			
24 Enter amount from line 16	24		.00
If line 24 is equal to or more than line 23, stop ; you do not qualify for this credit.			
25 Subtract line 24 from line 23	25		.00
26 Enter rate from Table 2 (see instructions)	26		
27 Multiply line 25 by the rate on line 26	27		.00
28 Credit limit	28		500.00
29 Enter the amount from line 28 or 27, whichever is less. This is the credit for your household. (If more than one member of your household is filing Form NYC-208, see instructions.)	29		.00

- If you are **filing this claim with your New York State income tax return:**
Enter the line 29 amount on Form IT-201, line 70a.
- If you are **not filing this claim with a New York State income tax return** (see instructions):
Mark one refund choice: direct deposit (fill in line 30) - or - paper check

Step 6 – Enter account information for direct deposit (see instructions)

If the funds for your refund would go to an account outside the U.S., mark an **X** in this box (see instructions)

30 Direct deposit (see instructions): Complete the following to have your refund deposited directly to your bank account.

30a Account type: Personal checking - or - Personal savings - or - Business checking - or - Business savings

30b Routing number **30c** Account number

Third-party designee? (see instr.) Yes <input type="checkbox"/> No <input type="checkbox"/>	Print designee's name	Designee's phone number ()	Personal identification number (PIN)
	Email:		

▼ Paid preparer must complete ▼ (see instructions)	Preparer's NYTPRIN	NYTPRIN excl. code
Preparer's signature	Preparer's printed name	
Firm's name (or yours, if self-employed)	Preparer's PTIN or SSN	
Address	Employer identification number	
	Date	
Email:		

▼ Taxpayer(s) must sign here ▼	
Your signature	
Your occupation	
Spouse's signature and occupation (if joint claim)	
Date	Daytime phone number ()
Email:	

- If you **are filing** a NYS income tax return, submit this form with your return.
- If you **are not filing** a NYS income tax return, mail this form to:
NYS TAX PROCESSING, PO BOX 15192, ALBANY NY 12212-5192

