



Property Tax Bill Quarterly Statement

Activity through November 21, 2020

Owner name: HP WASHINGTON HEIGHTS PORTFOLIO HOU
1091 ST. NICHOLAS AVE OWNER LLC

Property address: 540 ST NICHOLAS AVENUE

Borough, block & lot: MANHATTAN (1), 02122, 0084

Mailing address:

HP WASHINGTON HEIGHTS PORTFOLIO HOUSING
253 W. 35TH ST. FL. 3
NEW YORK NY 10001-1913

Outstanding Charges \$0.00

New Charges \$5,009.89

Amount Due \$5,009.89

Please pay by January 4, 2021

PTS - LD
1400.01
40 - 1 - 2
162553



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 1-02122-0084

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by January 4, 2021 if you still have a mortgage

\$3,839.65

Total amount due by January 4, 2021 if you no longer have a mortgage

\$5,009.89

Amount enclosed:

#816491020112101#

HP WASHINGTON HEIGHTS PORTFOLIO HOUSING
253 W. 35TH ST. FL. 3
NEW YORK NY 10001-1913

Make checks payable & mail payment to:
NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680

8164910201121 01 1021220084 0000000500989 0000000383965 210104312021000 1

Previous Charges	Amount
Total previous charges including interest and payments	\$0.00

Current Charges	Activity Date	Due Date	Amount
Drie Credit Applied		01/01/2021	\$13,732.17
SCRIE Credit Applied	10/13/2020		\$-429.40
SCRIE Credit Applied	11/13/2020		\$-7,677.17
Drie Credit Applied	11/13/2020		\$-4,455.36
HPD-Emergency Repair- Chg		01/01/2021	\$8.23
HPD-Emergency Repair- Tax		01/01/2021	\$4.85
HPD-Emergency Repair- Chg		01/01/2021	\$50.00
HPD-Emergency Repair- Tax		01/01/2021	\$29.44
HPD-Emergency Repair- Chg		01/01/2021	\$300.00
HPD-Emergency Repair- Fee		01/01/2021	\$150.00
HPD-Emergency Repair- Tax		01/01/2021	\$26.63
HPD-Emergency Repair- Chg		01/01/2021	\$300.00
HPD-Emergency Repair- Fee		01/01/2021	\$150.00
HPD-Emergency Repair- Tax		01/01/2021	\$26.63
HPD-Emergency Repair- Chg		01/01/2021	\$50.00
HPD-Emergency Repair- Fee		01/01/2021	\$25.00
HPD-Emergency Repair- Tax		01/01/2021	\$4.44
HPD-Emergency Repair- Chg		01/01/2021	\$43.75
HPD-Emergency Repair- Fee		01/01/2021	\$21.88
HPD-Emergency Repair- Tax		01/01/2021	\$3.88
HPD-Emergency Repair- Chg		01/01/2021	\$295.00
HPD-Emergency Repair- Fee		01/01/2021	\$147.50
HPD-Emergency Repair- Tax		01/01/2021	\$26.18
HPD-Emergency Repair- Chg		01/01/2021	\$690.00
HPD-Emergency Repair- Fee		01/01/2021	\$345.00
HPD-Emergency Repair- Tax		01/01/2021	\$61.24
HPD-Inspection Fee (Non Hhw)- Chg		01/01/2021	\$200.00
HPD-Inspection Fee (Non Hhw)- Chg		01/01/2021	\$200.00
Rent Stabilization	# Apts	RS fee identifiers	
Rent Stabilization Fee- Chg	54	01/01/2021 11862900	\$680.00
Total current charges			\$5,009.89

Home banking payment instructions:

1. **Log** into your bank or online bill pay website.
2. **Add** the new payee: NYC DOF Property Tax. Enter your account number, which is your boro, block and lot, as it appears here: 1-02122-0084 . You may also need to enter the address for the Department of Finance. The address is P.O. Box 680, Newark NJ 07101-0680.
3. **Schedule** your online payment using your checking or savings account.

Did Your Mailing Address Change?

If so, please visit us at nyc.gov/changemailingaddress or call 311.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.



How We Calculated Your Property Tax For July 1, 2020 Through June 30, 2021

Tax class 2 - Residential More Than 10 Units

Shelter rent tax \$35,090

Current tax rate 12.2670%

Tax Before Exemptions and Abatements

Taxes

\$35,090.32

Tax Before Abatements and STAR

\$35,090.32

Annual property tax

\$35,090.32

NEW LAW: To learn about Local Law 147, which requires residential buildings with three or more units to create a policy on smoking and share it with current and prospective tenants, visit www.nyc.gov/health/tobaccocontrol.

Please call 311 to speak to a representative to make a property tax payment by telephone.

For information about the interest rate charged on late payments, visit nyc.gov/taxbill.

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion unless you are exempt by law. You must also file information about any ground or second floor storefront units on the premises, even if you are exempt from filing an RPIE statement. RPIE filers whose properties have an actual assessed value of \$750,000 or greater will be required to file rent roll information. The deadline to file is **June 1, 2021**. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. Visit www.nyc.gov/rpie for more information.

One City Built to Last, Compliance Notification

Compliance Notification – Greenhouse Gas Emission Reductions (Local Law 97/2019; amended by Local Law 147/2019)

Certain buildings may be eligible to apply for an adjustment to the applicable annual building emissions limit for calendar years 2024-2029.

Buildings with excessive emissions attributable to a special circumstance may be eligible to apply for an adjustment (see Administrative Code Section 28-320.8). Owners of eligible buildings are required to submit an application for an adjustment to the Department of Buildings by June 30, 2021.

Not-for-profit hospitals and healthcare facilities may be eligible to apply for an adjustment (see Administrative Code Section 28-320.9). Owners of eligible buildings are required to submit an application for an adjustment to the Department of Buildings by July 21, 2021.

For more information, frequently asked questions, and a filing guide for adjustment applications, visit www.nyc.gov/dobghgemissions or submit an inquiry at www.nyc.gov/dobhelp.

NYC Accelerator

The NYC Accelerator program offers free technical advisory services to help you comply with NYC local laws and improve your buildings energy and emissions performance.

