

**The City of Buffalo Common Council**

1413 City Hall  
Buffalo, NY 14202

Meeting: 03/03/26 02:00 PM  
Department: General Public and Misc. Communications  
Category: Communication  
Prepared By: Sean Depue

Initiator: Sean Depue

Sponsors:

DOC ID: 29486

**SCHEDULED**

**AGENDA ITEM 26-351**

---

## **A. Nieves, Property Tax Concerns**

## Buffalo Common Council Do Not Double Rental Property Taxes!

Buffalo Common Council  
City Hall Buffalo, NY

Dear Members of the Buffalo Common Council,

We the people of Buffalo are writing to respectfully urge you not to pass any policy that would effectively act as a tariff on tenants by doubling taxes on rental housing. Increasing the rate from \$6.51 to \$13.07 is a taxes increase of 101%, That's hundreds to thousands of Dollars per property. While these proposals may be framed as targeting property owners, the reality is that these costs will ultimately be passed on to renters in the form of higher rents.

Since 2020, property owners have already absorbed substantial increases in operating costs. These include rising property tax rates and assessments, higher water bills—with more increases expected—growing user fees, insurance rates up approximately 20% in the last five years and still climbing, and expanded City and State inspections on rental properties (which I support). All of these factors increase the cost of maintaining safe, quality housing in Buffalo and eventually must be reflected in rent, especially for small housing providers operating on narrow margins.

As noted by Basil Smikle, former executive director of the New York State Democratic Party, in The Hill, "Property tax hikes often unfairly burden renters, co-op owners and owners of small one- and two-family homes who are largely people of color and Democratic base voters." This highlights that major tax increases do not simply affect landlords—they directly impact working families, seniors, and first-time renters already struggling with affordability.

<https://thehill.com/homenews/state-watch/5748621-dsa-mayor-tax-proposal-backfire/amp/>

Doubling the tax burden between homestead and non-homestead properties after this 40+ years will result in meaningful rent increases and may discourage investment in maintaining and improving Buffalo's old housing stock. At a time when the city is working to improve housing quality and compliance, this approach risks destabilizing both tenants and housing providers.

We urge the City of Buffalo to focus on responsible fiscal management and continue gradual, predictable adjustments—such as the current 2% + rate path—rather than sudden tax shifts that will ultimately harm renters and discourage business

Sincerely, Concerned Buffalo Property Owners, Tenants, Housing Advocates

PS. Buffalo should consider:

- END 485-A tax abatements that benefit large developers.
- Requiring large nonprofits with revenue-generating properties pay taxes!
- Increasing transparency and accountability in subsidy programs.

These changes would strengthen the tax base, reduce pressure for rent increases, and create a fairer system for homeowners, tenants, and responsible landlords.



AYAT NIEVES

Start a petition



# FROM DOUBLING! TAX HIKES ARE TARIFFS ON TENANTS

## Stop Buffalo Rental Taxes From Doubling! Tax Hikes Are Tariffs on Tenants

 Sign petition

75 

Verified signatures 

 Let's get to 100 signatures!

Petitions with 1,000+ supporters are 5x more likely to win!

Attachment: nieves-02262026144445 (26-351 : A. Nieves, Property Tax Concerns)



## The Issue

The city of Buffalo is Broke! They have not improved services! Buffalo plans to DOUBLE taxes on Rental Properties! This will increase the rent ! Please sign the letter below and write if you're a property owner, tenant, activist opposed to a doubling of property taxes!

Dear Members of the Buffalo Common Council,

We the People of Buffalo are writing to respectfully urge you not to pass any policy that would effectively act as a tariff on tenants by doubling taxes on rental housing.

Increasing the rate from \$6.51 to \$13.07 is a taxes increase of 101%, That's hundreds to thousands of Dollars per property.

While these proposals may be framed as targeting property owners, the reality is that these costs will ultimately be passed on to renters in the form of higher rents.

Since 2020, property owners have already absorbed substantial increases in operating costs. These include rising property tax rates and assessments, higher water bills—with more increases expected—growing user fees, insurance rates up approximately 20% in the last five years and still climbing, and expanded City and State inspections on rental properties (which I support). All of these factors increase the cost of maintaining safe, quality housing in Buffalo and eventually must be reflected in rent, especially for small housing providers operating on narrow margins.

As noted by Basil Smikle, former executive director of the New York State Democratic Party, in The Hill, "Property tax hikes often unfairly burden renters, co-op owners and owners of small one- and two-family homes who are largely people of color and Democratic base

 73 people signed this week

 Sign petition

Source:

<https://thehill.com/homenews/state-watch/5748621-dsa-mayor-tax-proposal-backfire/amp/>

Doubling the tax burden between homestead and non-homestead properties after this 40+ years will result in meaningful rent increases and may discourage investment in maintaining and improving Buffalo's old housing stock. At a time when the city is working to improve housing quality and compliance, this approach risks destabilizing both tenants and housing providers.

We urge the City of Buffalo to focus on responsible fiscal management and continue gradual, predictable adjustments—such as the current 2% + rate path—rather than sudden tax shifts that will ultimately harm renters and discourage business

Thank you for your time and consideration.

Sincerely, Concerned Buffalo Property Owners, Tenants, Housing Advocates

[Report a policy violation](#)



**Ayat Nieves**

Petition Starter

**Media inquiries**

 **73 people** signed this week

Attachment: nieves-02262026144445 (26-351 : A. Nieves, Property Tax Concerns)