

# Who gets the 2% tax? Your Town Government!

*The Peconic Land Trust does not collect or distribute the CPF funds.*



is collected at

**your closing, then sent to**  
the East End Town Government  
where your property is located

TO LEARN MORE ABOUT THE CPF IN YOUR TOWN, PLEASE CONTACT:



**RIVERHEAD**

**SOUTHOLD**

**SOUTHAMPTON**

**EAST HAMPTON**

**SHELTER ISLAND**

631.727.3200

631.765.5711

631.287.5720

631.324.7420

631.749.1080

**THE TRANSFER TAX DOLLARS go to YOUR TOWN,**  
to preserve the community character unique to the East End!



*The CPF Tax is not a deductible charitable contribution — it is a Transfer Tax.*

# The Peconic Bay Region Community Preservation Fund (CPF)

(also referred to as the 2% land transfer tax)

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The Peconic Bay Region Community Preservation Fund (CPF) is a public program managed by each of the five East End Towns for the protection of farmland, open space, and community character. The Peconic Land Trust does **not** collect and distribute the monies. The Trust depends primarily upon private donations to support its conservation work.

The CPF was established by voter referendum in 1998, when voters in the five East End Towns (East Hampton, Riverhead, Shelter Island, Southampton, and Southold) approved a new real estate transfer tax of 2% on each transaction occurring in these towns. This is a one-time tax that the buyer of real estate is required to pay when purchasing improved or vacant property. The first \$250,000 in East Hampton, Southampton & Shelter Island, and \$150,000 in Riverhead & Southold of the purchase price of improved land (or \$100,000/\$75,000 for unimproved land) is exempt from the tax. In 2016, voters in all five towns approved a third referendum, extending the collection of the tax through 2050 and giving each of the Towns the opportunity to invest up to 20% of CPF revenues in water quality projects.

The money raised in each Town stays in that Town, and is used to protect open space, farmland, and historic structures. The Community Preservation Fund also helps to keep our taxes down because when property is left undeveloped, there is no demand for more public services such as water, police, schools or roads. CPF Advisory Boards, composed of citizens from each Town, make recommendations on acquisitions to their respective Town Boards.

**To learn more about the CPF in your town, please contact:**

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**East Hampton: 631.324.7420**  
[www.Town.East-Hampton.ny.us](http://www.Town.East-Hampton.ny.us)

**Shelter Island: 631.749.1080**  
[www.ShelterIslandTown.us](http://www.ShelterIslandTown.us)

**Southampton: 631.287.5720**  
[www.SouthamptonTownNY.gov](http://www.SouthamptonTownNY.gov)

**Southold: 631.765.5711**  
[www.SoutholdTownNY.gov](http://www.SoutholdTownNY.gov)

**Riverhead: 631.727.3200**  
[www.TownofRiverheadNY.gov](http://www.TownofRiverheadNY.gov)

*The Peconic Land Trust conserves Long Island's working farms, natural lands and heritage for our communities now and in the future. A non-profit charitable organization, the Trust raises funds for conservation efforts primarily through private donations.*

*To learn more about our work, call us at 631.283.3195;  
email: [Info@PeconicLandTrust.org](mailto:Info@PeconicLandTrust.org),  
or online at [www.PeconicLandTrust.org](http://www.PeconicLandTrust.org)*