

5056--B

2015-2016 Regular Sessions

I N S E N A T E

April 29, 2015

Introduced by Sens. YOUNG, GOLDEN, LANZA, DILAN -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee -- recommitted to the Committee on Housing, Construction and Community Development in accordance with Senate Rule 6, sec. 8 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the real property tax law, in relation to tax abatements for dwelling units occupied by certain persons residing in rent-controlled or rent regulated properties; and providing state aid to cities affected by such tax abatements

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1 Section 1. The section heading of section 467-b of the real property
2 tax law, as amended by section 1 of chapter 188 of the laws of 2005, is
3 amended to read as follows:
4 Tax abatement for rent-controlled and rent regulated property occupied
5 by senior citizens or persons with disabilities OR PERSONS PAYING A
6 MAXIMUM RENT OR LEGAL REGULATED RENT WHICH EXCEEDS ONE-HALF OF THE
7 COMBINED INCOME OF ALL MEMBERS OF THEIR HOUSEHOLD.
8 S 2. Paragraph b of subdivision 1 of section 467-b of the real proper-
9 ty tax law, as amended by section 1 of chapter 188 of the laws of 2005,
10 is amended to read as follows:
11 b. "Head of the household" means a person (i) who is sixty-two years
12 of age or older, or (ii) who qualifies as a person with a disability
13 pursuant to subdivision five of this section, OR (III) WHO PAYS A MAXI-
14 MUM RENT OR LEGAL REGULATED RENT WHICH EXCEEDS ONE-HALF OF THE COMBINED
15 INCOME OF ALL MEMBERS OF THEIR HOUSEHOLD, and is entitled to the
16 possession or to the use or occupancy of a dwelling unit;
17 S 3. Subdivision 2 of section 467-b of the real property tax law, as
18 amended by chapter 747 of the laws of 1985, paragraph (c) as added by
19 chapter 553 of the laws of 2015, is amended to read as follows:

EXPLANATION--Matter in *ITALICS* (underscored) is new; matter in brackets
[] is old law to be omitted.

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1 2. The governing body of any municipal corporation is hereby author-
2 ized and empowered to adopt, after public hearing, in accordance with
3 the provisions of this section, a local law, ordinance or resolution
4 providing for the abatement of taxes of said municipal corporation
5 imposed on real property containing a dwelling unit as defined herein by
6 one of the following amounts: (a) where the head of the household does
7 not receive a monthly allowance for shelter pursuant to the social
8 services law, an amount not in excess of that portion of any increase in
9 maximum rent or legal regulated rent which causes such maximum rent or
10 legal regulated rent to exceed one-third of the combined income of all
11 members of the household; or

12 (b) WHERE THE HEAD OF THE HOUSEHOLD QUALIFIES AS A PERSON PAYING A
13 MAXIMUM RENT OR LEGAL REGULATED RENT WHICH EXCEEDS ONE-HALF OF THE
14 COMBINED INCOME OF ALL MEMBERS OF THE HOUSEHOLD AND DOES NOT RECEIVE A
15 MONTHLY ALLOWANCE FOR SHELTER PURSUANT TO THE SOCIAL SERVICES LAW, AN
16 AMOUNT NOT IN EXCESS OF THAT PORTION OF ANY INCREASE IN MAXIMUM RENT OR
17 LEGAL REGULATED RENT WHICH CAUSES SUCH MAXIMUM RENT OR LEGAL REGULATED
18 RENT TO EXCEED ONE-HALF OF THE COMBINED INCOME OF ALL MEMBERS OF THE
19 HOUSEHOLD; OR

20 (c) where the head of the household receives a monthly allowance for
21 shelter pursuant to the social services law, an amount not in excess of
22 that portion of any increase in maximum rent or legal regulated rent
23 which is not covered by the maximum allowance for shelter which such
24 person is entitled to receive pursuant to the social services law.

25 [(c)] Provided, however, that in a city of a population of one million
26 or more, where the head of household has been granted a rent increase
27 exemption order that is in effect as of January first, two thousand
28 fifteen or takes effect on or before July first, two thousand fifteen,
29 the amount determined by paragraph (a) of this subdivision shall be an
30 amount not in excess of the difference between the maximum rent or legal
31 regulated rent and the amount specified in such order, as adjusted by
32 any other provision of this section.

33 S 4. Paragraph a of subdivision 3 of section 467-b of the real proper-
34 ty tax law, as amended by section 1 of part U of chapter 55 of the laws
35 of 2014, is amended to read as follows:

36 a. for a dwelling unit where the head of the household is a person
37 sixty-two years of age or older OR WHERE THE HEAD OF THE HOUSEHOLD PAYS
38 A MAXIMUM RENT OR LEGAL REGULATED RENT WHICH EXCEEDS ONE-HALF OF THE
39 COMBINED INCOME OF ALL MEMBERS OF THE HOUSEHOLD, no tax abatement shall
40 be granted if the combined income of all members of the household for
41 the income tax year immediately preceding the date of making application
42 exceeds four thousand dollars, or such other sum not more than twenty-
43 five thousand dollars beginning July first, two thousand five, twenty-
44 six thousand dollars beginning July first, two thousand six, twenty-sev-
45 en thousand dollars beginning July first, two thousand seven,
46 twenty-eight thousand dollars beginning July first, two thousand eight,
47 twenty-nine thousand dollars beginning July first, two thousand nine,
48 and fifty thousand dollars beginning July first, two thousand fourteen,
49 as may be provided by the local law, ordinance or resolution adopted
50 pursuant to this section, provided that when the head of the household
51 retires before the commencement of such income tax year and the date of
52 filing the application, the income for such year may be adjusted by
53 excluding salary or earnings and projecting his or her retirement income
54 over the entire period of such year.

1 S 5. Paragraph a of subdivision 3 of section 467-b of the real proper-
2 ty tax law, as separately amended by section 1 of chapter 188 and chap-
3 ter 205 of the laws of 2005, is amended to read as follows:

4 a. for a dwelling unit where the head of the household is a person
5 sixty-two years of age or older OR WHERE THE HEAD OF THE HOUSEHOLD PAYS
6 A MAXIMUM RENT OR LEGAL REGULATED RENT WHICH EXCEEDS ONE-HALF OF THE
7 COMBINED INCOME OF ALL MEMBERS OF THE HOUSEHOLD, no tax abatement shall
8 be granted if the combined income of all members of the household for
9 the income tax year immediately preceding the date of making application
10 exceeds four thousand dollars, or such other sum not more than twenty-
11 five thousand dollars beginning July first, two thousand five, twenty-
12 six thousand dollars beginning July first, two thousand six, twenty-sev-
13 en thousand dollars beginning July first, two thousand seven,
14 twenty-eight thousand dollars beginning July first, two thousand eight,
15 and twenty-nine thousand dollars beginning July first, two thousand
16 nine, as may be provided by the local law, ordinance or resolution
17 adopted pursuant to this section, provided that when the head of the
18 household retires before the commencement of such income tax year and
19 the date of filing the application, the income for such year may be
20 adjusted by excluding salary or earnings and projecting his or her
21 retirement income over the entire period of such year.

22 S 6. Paragraph d of subdivision 1 of section 467-c of the real proper-
23 ty tax law, as separately amended by chapters 188 and 205 of the laws of
24 2005, and subparagraph 1 as amended by section 2 of part U of chapter 55
25 of the laws of 2014, is amended to read as follows:

26 d. "Eligible head of the household" means (1) a person or his or her
27 spouse who is sixty-two years of age or older, OR A PERSON WHO PAYS A
28 MAXIMUM RENT WHICH EXCEEDS ONE-HALF OF THE COMBINED INCOME OF ALL
29 MEMBERS OF THE HOUSEHOLD, and is entitled to the possession or to the
30 use and occupancy of a dwelling unit, provided, however, with respect to
31 a dwelling which was subject to a mortgage insured or initially insured
32 by the federal government pursuant to section two hundred thirteen of
33 the National Housing Act, as amended "eligible head of the household"
34 shall be limited to that person or his or her spouse who was entitled to
35 possession or the use and occupancy of such dwelling unit at the time of
36 termination of such mortgage, and whose income when combined with the
37 income of all other members of the household, does not exceed six thou-
38 sand five hundred dollars for the taxable period, or such other sum not
39 less than sixty-five hundred dollars nor more than twenty-five thousand
40 dollars beginning July first, two thousand five, twenty-six thousand
41 dollars beginning July first, two thousand six, twenty-seven thousand
42 dollars beginning July first, two thousand seven, twenty-eight thousand
43 dollars beginning July first, two thousand eight, twenty-nine thousand
44 dollars beginning July first, two thousand nine, and fifty thousand
45 dollars beginning July first, two thousand fourteen, as may be provided
46 by local law; or (2) a person with a disability as defined in this
47 subdivision.

48 S 7. Subparagraph 1 of paragraph d of subdivision 1 of section 467-c
49 of the real property tax law, as separately amended by chapters 188 and
50 205 of the laws of 2005, is amended to read as follows:

51 (1) a person or his or her spouse who is sixty-two years of age or
52 older, OR A PERSON WHO PAYS A MAXIMUM RENT WHICH EXCEEDS ONE-HALF OF THE
53 COMBINED INCOME OF ALL MEMBERS OF THE HOUSEHOLD, and is entitled to the
54 possession or to the use and occupancy of a dwelling unit, provided,
55 however, with respect to a dwelling which was subject to a mortgage
56 insured or initially insured by the federal government pursuant to

1 section two hundred thirteen of the National Housing Act, as amended
2 "eligible head of the household" shall be limited to that person or his
3 or her spouse who was entitled to possession or the use and occupancy of
4 such dwelling unit at the time of termination of such mortgage, and
5 whose income when combined with the income of all other members of the
6 household, does not exceed six thousand five hundred dollars for the
7 taxable period, or such other sum not less than sixty-five hundred
8 dollars nor more than twenty-five thousand dollars beginning July first,
9 two thousand five, twenty-six thousand dollars beginning July first, two
10 thousand six, twenty-seven thousand dollars beginning July first, two
11 thousand seven, twenty-eight thousand dollars beginning July first, two
12 thousand eight, and twenty-nine thousand dollars beginning July first,
13 two thousand nine, as may be provided by local law; or

14 S 8. Subparagraph (1) of paragraph a of subdivision 3 of section 467-c
15 of the real property tax law, as amended by chapter 747 of the laws of
16 1985, is amended to read as follows:

17 (1) where the eligible head of the household WHO IS EITHER SIXTY-TWO
18 YEARS OF AGE OR OLDER OR IS DISABLED does not receive a monthly allow-
19 ance for shelter pursuant to the social services law, the amount by
20 which increases in the maximum rent subsequent to such person's eligi-
21 bility date have resulted in the maximum rent exceeding one-third of the
22 combined income of all members of the household for the taxable period,
23 OR WHERE THE ELIGIBLE HEAD OF THE HOUSEHOLD IS A PERSON WHO PAYS A MAXI-
24 MUM RENT WHICH EXCEEDS ONE-HALF OF THE COMBINED INCOME OF ALL MEMBERS OF
25 THE HOUSEHOLD DOES NOT RECEIVE A MONTHLY ALLOWANCE FOR SHELTER PURSUANT
26 TO THE SOCIAL SERVICES LAW, THE AMOUNT BY WHICH INCREASES IN THE MAXIMUM
27 RENT SUBSEQUENT TO SUCH PERSON'S DATE HAVE RESULTED IN THE MAXIMUM RENT
28 EXCEEDING ONE-HALF OF THE COMBINED INCOME OF ALL MEMBERS OF THE HOUSE-
29 HOLD FOR THE TAXABLE PERIOD, except that in no event shall a rent
30 increase exemption order/tax abatement certificate become effective
31 prior to January first, nineteen hundred seventy-six; or

32 S 9. The state comptroller shall annually pay to each city providing
33 real property tax abatements pursuant to sections 467-b and 467-c of the
34 real property tax law an amount equal to 10 per centum of the real prop-
35 erty tax revenue lost during the city fiscal year due to the implementa-
36 tion of the provisions of this act. Each city eligible for state
37 payments pursuant to this section shall provide the state comptroller
38 with such information as he or she shall deem necessary.

39 S 10. This act shall take effect July 1, 2016; provided however, that
40 a. the amendments to section 467-b of the real property tax law, made
41 by sections one, two, three and five of this act shall be subject to the
42 expiration and reversion of such section pursuant to section 17 of chap-
43 ter 576 of the laws of 1974, and shall expire and be deemed repealed
44 therewith;

45 b. the amendments to paragraph a of subdivision 3 of section 467-b of
46 the real property tax law, made by section four of this act shall be
47 subject to the expiration of such paragraph pursuant to section 4 of
48 part U of chapter 55 of the laws of 2014, as amended, and shall be
49 deemed to expire therewith, when upon such date section five of this act
50 shall take effect; and

51 c. the amendments to subparagraph (1) of paragraph d of subdivision 1
52 of section 467-c of the real property tax law, made by section six of
53 this act shall not affect the expiration of such subparagraph pursuant
54 to section 4 of part U of chapter 55 of the laws of 2014, as amended,
55 and shall expire and be deemed repealed therewith, when upon such date
56 section seven of this act shall take effect.