

# STATE OF NEW YORK

7652

2025-2026 Regular Sessions

## IN ASSEMBLY

April 4, 2025

Introduced by M. of A. STERN -- read once and referred to the Committee on Ways and Means

AN ACT to amend the tax law, in relation to the real property tax circuit breaker credit

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. Subparagraph (E) of paragraph 1 and paragraphs 3 and 7 of  
2 subsection (e) of section 606 of the tax law, as amended by chapter 28  
3 of the laws of 1987 and subparagraph (E) of paragraph 1 as amended by  
4 chapter 105 of the laws of 2006, are amended to read as follows:

5 (E) "Qualifying real property taxes" means all real property taxes,  
6 special ad valorem levies and special assessments, exclusive of penal-  
7 ties and interest, levied on the residence of a qualified taxpayer and  
8 paid during the taxable year less the credit claimed under the former  
9 subsection (n-1) of this section. [~~In addition, for taxable years begin-~~

10 ~~ning after December thirty-first, nineteen hundred eighty-four, a quali-~~  
11 ~~fied taxpayer may elect to include any additional amount that would have~~  
12 ~~been levied in the absence of an exemption from real property taxation~~  
13 ~~pursuant to section four hundred sixty seven of the real property tax~~  
14 ~~law.] If tenant-stockholders in a cooperative housing corporation have~~

15 met the requirements of section two hundred sixteen of the internal  
16 revenue code by which they are allowed a deduction for real estate  
17 taxes, the amount of taxes so allowable, or which would be allowable if  
18 the taxpayer had filed returns on a cash basis, shall be qualifying real  
19 property taxes. If a residence is owned by two or more individuals as  
20 joint tenants or tenants in common, and one or more than one individual  
21 is not a member of the household, qualifying real property taxes is that  
22 part of such taxes on the residence which reflects the ownership  
23 percentage of the qualified taxpayer and members of [~~his~~] their house-  
24 hold. If a residence is an integral part of a larger unit, qualifying  
25 real property taxes shall be limited to that amount of such taxes paid

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

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1 as may be reasonably apportioned to such residence. If a household owns  
 2 and occupies two or more residences during different periods in the same  
 3 taxable year, qualifying real property taxes shall be the sum of the  
 4 prorated qualifying real property taxes attributable to the household  
 5 during the periods such household occupies each of such residences. If  
 6 the household owns and occupies a residence for part of the taxable year  
 7 and rents a residence for part of the same taxable year, it may include  
 8 both the proration of qualifying real property taxes on the residence  
 9 owned and the real property tax equivalent with respect to the months  
 10 the residence is rented. Provided, however, for purposes of the credit  
 11 allowed under this subsection, qualifying real property taxes may be  
 12 included by a qualified taxpayer only to the extent that such taxpayer  
 13 or the spouse of such taxpayer occupying such residence for six months  
 14 or more of the taxable year owns or has owned the residence and paid  
 15 such taxes. Provided further, however, qualifying real property taxes  
 16 shall not include any portion of a real property tax paid that was  
 17 subsequently returned to the taxpayer by a tax credit or any other real  
 18 property tax rebate including, but not limited to, the school tax relief  
 19 credit under subsection (eee) of this section.

20 (3) Determination of credit. (A) For qualified taxpayers who have  
 21 attained the age of sixty-five years before the beginning of or during  
 22 the taxable year the amount of the credit allowable under this  
 23 subsection shall be fifty percent, or in the case of a qualified taxpay-  
 24 er who has elected to include an additional amount pursuant to subpara-  
 25 graph (E) of paragraph one of this subsection, twenty-five percent, of  
 26 the excess of real property taxes or the excess of real property tax  
 27 equivalent determined as follows:

	Excess real property taxes are the
	excess of real property tax equiv-
	alent or the excess of qualifying
	real property taxes over the fol-
	lowing percentage of household
	gross income:
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48 Notwithstanding the foregoing provisions, the maximum credit deter-  
 49 mined under this subparagraph may not exceed the amount determined in  
 50 accordance with the following table:

51 If household gross income for the	
52 taxable year is:	The maximum credit is:
53 -----	-----

1	[ <del>\$1,000</del> <u>\$5,000</u> or less	\$375
2	Over [ <del>\$1,000</del> <u>\$5,000</u> but not over	\$358
3	[ <del>\$2,000</del> <u>\$10,000</u>	
4	Over [ <del>\$2,000</del> <u>\$10,000</u> but not over	\$341
5	[ <del>\$3,000</del> <u>\$15,000</u>	
6	Over [ <del>\$3,000</del> <u>\$15,000</u> but not over	\$324
7	[ <del>\$4,000</del> <u>\$20,000</u>	
8	Over [ <del>\$4,000</del> <u>\$20,000</u> but not over	\$307
9	[ <del>\$5,000</del> <u>\$25,000</u>	
10	Over [ <del>\$5,000</del> <u>\$25,000</u> but not over	\$290
11	[ <del>\$6,000</del> <u>\$30,000</u>	
12	Over [ <del>\$6,000</del> <u>\$30,000</u> but not over	\$273
13	[ <del>\$7,000</del> <u>\$35,000</u>	
14	Over [ <del>\$7,000</del> <u>\$35,000</u> but not over	\$256
15	[ <del>\$8,000</del> <u>\$40,000</u>	
16	Over [ <del>\$8,000</del> <u>\$40,000</u> but not over	\$239
17	[ <del>\$9,000</del> <u>\$45,000</u>	
18	Over [ <del>\$9,000</del> <u>\$45,000</u> but not over	\$222
19	[ <del>\$10,000</del> <u>\$50,000</u>	
20	Over [ <del>\$10,000</del> <u>\$50,000</u> but not over	\$205
21	[ <del>\$11,000</del> <u>\$55,000</u>	
22	Over [ <del>\$11,000</del> <u>\$55,000</u> but not over	\$188
23	[ <del>\$12,000</del> <u>\$60,000</u>	
24	Over [ <del>\$12,000</del> <u>\$60,000</u> but not over	\$171
25	[ <del>\$13,000</del> <u>\$65,000</u>	
26	Over [ <del>\$13,000</del> <u>\$65,000</u> but not over	\$154
27	[ <del>\$14,000</del> <u>\$70,000</u>	
28	Over [ <del>\$14,000</del> <u>\$70,000</u> but not over	\$137
29	[ <del>\$15,000</del> <u>\$75,000</u>	
30	Over [ <del>\$15,000</del> <u>\$75,000</u> but not over	\$120
31	[ <del>\$16,000</del> <u>\$80,000</u>	
32	Over [ <del>\$16,000</del> <u>\$80,000</u> but not over	\$103
33	[ <del>\$17,000</del> <u>\$86,000</u>	
34	Over [ <del>\$17,000</del> <u>\$86,000</u> but not over	\$ 86
35	[ <del>\$18,000</del> <u>\$100,000</u>	

36 (B) For all other qualified taxpayers the amount of the credit allow-  
 37 able under this subsection shall be fifty percent of excess real proper-  
 38 ty taxes or the excess of the real property tax equivalent determined as  
 39 follows:

40		Excess real property taxes are the
41		excess of real property tax equiv-
42		alent or the excess of qualifying
43		real property taxes over the
44	If household gross income for the	following percentage of household
45	taxable year is:	gross income:
46	-----	-----
47	[ <del>\$3,000</del> <u>\$20,000</u> or less	3 1/2
48	Over [ <del>\$3,000</del> <u>\$20,000</u> but not over	4
49	[ <del>\$5,000</del> <u>\$30,000</u>	
50	Over [ <del>\$5,000</del> <u>\$30,000</u> but not over	4 1/2
51	[ <del>\$7,000</del> <u>\$45,000</u>	
52	Over [ <del>\$7,000</del> <u>\$45,000</u> but not over	5
53	[ <del>\$9,000</del> <u>\$65,000</u>	

1	Over [ <del>\$9,000</del> ] <u>\$65,000</u> but not over	5 1/2
2	[ <del>\$11,000</del> ] <u>\$75,000</u>	
3	Over [ <del>\$11,000</del> ] <u>\$75,000</u> but not over	6
4	[ <del>\$14,000</del> ] <u>\$85,000</u>	
5	Over [ <del>\$14,000</del> ] <u>\$85,000</u> but not over	6 1/2
6	[ <del>\$18,000</del> ] <u>\$100,000</u>	

7 Notwithstanding the foregoing provisions, the maximum credit deter-  
 8 mined under this subparagraph may not exceed the amount determined in  
 9 accordance with the following table:

10 If household gross income for the		11 taxable year is:	The maximum credit is:
12 -----		-----	-----
13 [ <del>\$1,000</del> ] <u>\$5,000</u> or less			\$75
14 Over [ <del>\$1,000</del> ] <u>\$5,000</u> but not over			\$73
15 [ <del>\$2,000</del> ] <u>\$10,000</u>			
16 Over [ <del>\$2,000</del> ] <u>\$10,000</u> but not over			\$71
17 [ <del>\$3,000</del> ] <u>\$15,000</u>			
18 Over [ <del>\$3,000</del> ] <u>\$15,000</u> but not over			\$69
19 [ <del>\$4,000</del> ] <u>\$20,000</u>			
20 Over [ <del>\$4,000</del> ] <u>\$20,000</u> but not over			\$67
21 [ <del>\$5,000</del> ] <u>\$25,000</u>			
22 Over [ <del>\$5,000</del> ] <u>\$25,000</u> but not over			\$65
23 [ <del>\$6,000</del> ] <u>\$30,000</u>			
24 Over [ <del>\$6,000</del> ] <u>\$30,000</u> but not over			\$63
25 [ <del>\$7,000</del> ] <u>\$35,000</u>			
26 Over [ <del>\$7,000</del> ] <u>\$35,000</u> but not over			\$61
27 [ <del>\$8,000</del> ] <u>\$40,000</u>			
28 Over [ <del>\$8,000</del> ] <u>\$40,000</u> but not over			\$59
29 [ <del>\$9,000</del> ] <u>\$45,000</u>			
30 Over [ <del>\$9,000</del> ] <u>\$45,000</u> but not over			\$57
31 [ <del>\$10,000</del> ] <u>\$50,000</u>			
32 Over [ <del>\$10,000</del> ] <u>\$50,000</u> but not over			\$55
33 [ <del>\$11,000</del> ] <u>\$55,000</u>			
34 Over [ <del>\$11,000</del> ] <u>\$55,000</u> but not over			\$53
35 [ <del>\$12,000</del> ] <u>\$60,000</u>			
36 Over [ <del>\$12,000</del> ] <u>\$60,000</u> but not over			\$51
37 [ <del>\$13,000</del> ] <u>\$65,000</u>			
38 Over [ <del>\$13,000</del> ] <u>\$65,000</u> but not over			\$49
39 [ <del>\$14,000</del> ] <u>\$70,000</u>			
40 Over [ <del>\$14,000</del> ] <u>\$70,000</u> but not over			\$47
41 [ <del>\$15,000</del> ] <u>\$75,000</u>			
42 Over [ <del>\$15,000</del> ] <u>\$75,000</u> but not over			\$45
43 [ <del>\$16,000</del> ] <u>\$80,000</u>			
44 Over [ <del>\$16,000</del> ] <u>\$80,000</u> but not over			
45 [ <del>\$17,000</del> ] <u>\$86,000</u>			\$43
46 Over [ <del>\$17,000</del> ] <u>\$86,000</u> but not over			\$41
47 [ <del>\$18,000</del> ] <u>\$100,000</u>			

48 (7) No credit shall be granted under this subsection:

49 (A) If household gross income for the taxable year exceeds [~~eighteen~~]  
 50 one hundred thousand dollars.

51 (B) To a property owner unless: (i) the property is used for residen-  
 52 tial purposes, (ii) not more than twenty percent of the rental income,  
 53 if any, from the property is from rental for nonresidential purposes and

- 1 (iii) the property is occupied as a residence in whole or in part by one  
2 or more of the owners of the property.
- 3 (C) To a property owner who owns real property, the full value of  
4 which exceeds [~~eighty-five~~] one hundred fifty thousand dollars.
- 5 (D) To a tenant if the adjusted rent for the residence exceeds [~~four~~  
6 ~~hundred-fifty~~] one thousand dollars per month on average.
- 7 (E) To an individual with respect to whom a deduction under subsection  
8 (c) of section one hundred fifty-one of the internal revenue code is  
9 allowable to another taxpayer for the taxable year.
- 10 (F) With respect to a residence that is wholly exempted from real  
11 property taxation.
- 12 (G) To an individual who is not a resident individual of the state for  
13 the entire taxable year.
- 14 § 2. This act shall take effect immediately.