

# STATE OF NEW YORK

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8125

2025-2026 Regular Sessions

## IN ASSEMBLY

May 1, 2025

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Introduced by M. of A. ROSENTHAL -- read once and referred to the  
Committee on Housing

AN ACT to amend the private housing finance law, in relation to prohibiting shelter rent tax abatements for Mitchell-Lama co-ops undergoing a conversion from a limited-profit housing company to a housing development fund company

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

1 Section 1. Section 577 of the private housing finance law is amended  
2 by adding a new subdivision 4 to read as follows:

3 4. Notwithstanding any inconsistent provision of law to the contrary,  
4 a project of a housing development fund company incorporated pursuant to  
5 the not-for-profit corporation law and this article that was converted  
6 from a limited-profit housing company incorporated pursuant to the  
7 provisions of article two of this chapter shall not be entitled to  
8 receive the shelter rent tax exemption established pursuant to this  
9 section or section thirty-three of this chapter.

10 § 2. This act shall take effect on the first of January next succeed-  
11 ing the date on which it shall have become a law and shall apply to  
12 taxable years beginning on or after such effective date.

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

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