

# STATE OF NEW YORK

1077

2025-2026 Regular Sessions

## IN SENATE

(Prefiled)

January 8, 2025

Introduced by Sen. SALAZAR -- read twice and ordered printed, and when printed to be committed to the Committee on Cities 1

AN ACT to amend the real property tax law, in relation to enacting the "New York city arts space act"

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

1 Section 1. Short title. This act shall be known and may be cited as  
2 the "New York city arts space act".

3 § 2. Section 467-m of the real property tax law is amended by adding a  
4 new subdivision 4-a to read as follows:

5 4-a. Affordable arts space benefits and requirements. a. For the  
6 purposes of this subdivision, the following terms shall have the follow-  
7 ing meanings:

8 (i) "Affordable arts space" shall mean a space rented or leased by an  
9 eligible arts organization for use as studio, rehearsal, performance  
10 space, or arts or cultural programming open to the general public in an  
11 eligible multiple dwelling; and

12 (ii) "Eligible arts organization" shall mean a nonprofit organization  
13 either incorporated in or registered to do business in the state of New  
14 York or an organization located in the state of New York and recognized  
15 as tax-exempt under section 501 (c) (3) of the United States internal  
16 revenue code.

17 b. An affordable arts space shall meet the following requirements:

18 (i) have a minimum two percent of the aggregate floor area in eligible  
19 multiple dwellings and up to fifty percent of such space may be cellar  
20 space as defined by a city of New York zoning resolution;

21 (ii) when an eligible arts organization subleases an affordable arts  
22 space to an organization that is not an eligible arts organization such  
23 rents shall comply with requirements of this subdivision. Such non-eli-  
24 gible organizations shall be either incorporated in or registered to do

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

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1 business and such non-eligible organizations shall be located in the  
2 state of New York;

3 (iii) be rented at a rate of no more than twenty dollars per square  
4 foot per year and the base rent shall be adjusted at a rate not to  
5 exceed three percent per year for the term of the arts space restriction  
6 period;

7 (iv) the owner of an eligible building prior to entering into a lease  
8 or rental agreement with an eligible arts organization shall ensure that  
9 such affordable arts space meets the conditions necessary to receive a  
10 temporary certificate of occupancy as defined in the administrative code  
11 of the city of New York;

12 (v) if the term of the lease or rental agreement entered into by the  
13 property owner and an eligible arts organization is less than the bene-  
14 fit period, the base rent for the subsequent tenant shall be equivalent  
15 to the base rent of the initial tenant as adjusted annually from the  
16 start date of the initial lease at a rate of no more than three percent  
17 per year; and

18 (vi) any lease or rental agreement entered into by the property owner  
19 of an eligible building and an eligible arts organization in addition to  
20 being subject to the requirements of this subdivision shall be subject  
21 to any other laws, rules, and regulations of the city of New York.

22 c. An affordable arts space shall be entitled to the following bene-  
23 fits:

24 (i) for eligible buildings with rental agreements entered into with  
25 eligible arts organizations, for every one dollar per square foot per  
26 year of rent less than the twenty dollar per square foot maximum per  
27 year, the thirty-five year benefit as defined in this section shall be  
28 increased by one percent for the first thirty years of the restriction  
29 period and one and one-half percent for subsequent years of the  
30 restriction period;

31 (ii) for eligible buildings with rental agreements for affordable arts  
32 space, for every one dollar per square foot per year of rent less than  
33 the twenty dollar per square foot maximum per year, the twenty-five year  
34 benefit as defined in this section shall be increased by one percent for  
35 the first twenty years of the restriction period and one and a half  
36 percent for subsequent years of the restriction period;

37 (iii) for eligible buildings with rental agreements for affordable  
38 arts space, for every one dollar per square foot per year of rent less  
39 than the twenty dollar per square foot maximum per year, the thirty-five  
40 year benefit, the thirty-year benefit, and the twenty-five year benefit  
41 shall be extended by six months at the previous year's exemption amount  
42 up to five additional years; and

43 (iv) for eligible buildings with rental agreements for affordable arts  
44 space rented below ten dollars per square foot per year, the building  
45 shall qualify for an exemption from real property taxes of one hundred  
46 percent in years one through five of the restriction period if the owner  
47 of the eligible building provides a tenant improvement allowance of  
48 fifty dollars per square foot and an exemption from real property taxes  
49 of one hundred percent in years one through ten if the owner of the  
50 eligible building provides a tenant improvement allowance of one hundred  
51 dollars per square foot.

52 d. A rental agreement for affordable arts space shall be entered into  
53 within one year of an eligible building receiving a temporary certif-  
54 icate of occupancy for the residential space of the building. Benefits  
55 under this subdivision shall be retroactive to the completion date  
56 provided all other requirements of this subdivision are met.

1 e. An eligible multiple dwelling shall comply with the requirements  
2 for affordable arts space as defined by this section for the arts space  
3 restriction period.

4 f. The arts space restriction period shall be the length of the bene-  
5 fit as defined in this section, notwithstanding any earlier termination  
6 or revocation of AHCC program benefits.

7 § 3. Subdivision 5 of section 467-m of the real property tax law, as  
8 added by section 2 of part R of chapter 56 of the laws of 2024, is  
9 amended to read as follows:

10 5. Application of benefit. Based on the certification of the agency  
11 certifying eligibility for AHCC program benefits, the department of  
12 finance shall determine the amount of the exemption pursuant to subdivi-  
13 sions two ~~[and]~~, four and four-a of this section and shall apply the  
14 exemption to the assessed value of the eligible multiple dwelling.

15 § 4. This act shall take effect immediately.