

4621

2009-2010 Regular Sessions

I N S E N A T E

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Introduced by Sens. ONORATO, HASSELL-THOMPSON, C. JOHNSON, KLEIN, PARK-
ER, SAMPSON, THOMPSON -- read twice and ordered printed, and when
printed to be committed to the Committee on Local Government

AN ACT to amend the real property tax law, in relation to a tax
exemption for improvements to historic real property

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

- 1 Section 1. The real property tax law is amended by adding a new
2 section 476 to read as follows:
3 S 476. IMPROVEMENTS TO HISTORIC REAL PROPERTY; TAX EXEMPTION. 1.
4 IMPROVEMENTS TO HISTORIC REAL PROPERTY SHALL BE EXEMPT FROM TAXATION BY
5 ANY MUNICIPAL CORPORATION IN WHICH THEY ARE LOCATED TO THE EXTENT THAT
6 THE INCREASE IN ASSESSMENT IS DUE TO SUCH IMPROVEMENT, PROVIDED THAT THE
7 GOVERNING BODY OF SUCH MUNICIPAL CORPORATION, AFTER A PUBLIC HEARING,
8 ADOPTS A LOCAL LAW OR RESOLUTION PROVIDING THEREFOR, AS PROVIDED IN THIS
9 SECTION.
10 2. "HISTORIC REAL PROPERTY" SHALL MEAN REAL PROPERTY WHICH IS:
11 (A) A ONE-, TWO- OR THREE-FAMILY RESIDENCE WHICH IS OWNER-OCCUPIED;
12 AND
13 (B) DESIGNATED BY THE APPROPRIATE LOCAL AGENCY AS A HISTORIC LANDMARK
14 AND SUCH DESIGNATION IS MAINTAINED.
15 3. NO EXEMPTION SHALL BE GRANTED UNLESS THE AGENCY WHICH IS RESPONSI-
16 BLE TO DESIGNATE THE REAL PROPERTY AS A HISTORIC LANDMARK:
17 (A) CERTIFIES THAT IT IS IN THE PUBLIC INTEREST TO PROVIDE THAT SUCH
18 PROPERTY IS TO BE ACCESSIBLE TO THE PUBLIC; AND
19 (B) THE OWNER OF SUCH PROPERTY AND SUCH AGENCY ENTERS INTO A PERMANENT
20 AGREEMENT TO PROVIDE FOR REASONABLE PUBLIC ACCESS TO SUCH PROPERTY,
21 WHICH AGREEMENT SHALL BE BINDING ON ALL SUBSEQUENT OWNERS AND WHICH
22 AGREEMENT SHALL BE RECORDED IN THE OFFICE OF THE APPROPRIATE COUNTY
23 CLERK IN LIKE MANNER AS A DEED.

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

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1 4. SUCH EXEMPTION FROM TAXATION SHALL BE GRANTED ONLY UPON APPLICATION
2 BY THE OWNER OF SUCH HISTORIC REAL PROPERTY ON OR BEFORE THE APPROPRIATE
3 TAXABLE STATUS DATE. WHERE THE ASSESSOR IS SATISFIED THAT THE APPLICANT
4 IS ENTITLED TO AN EXEMPTION PURSUANT TO THIS SECTION, HE OR SHE SHALL
5 APPROVE SUCH APPLICATION.
6 S 2. This act shall take effect immediately.