S T A T E   O F   N E W   Y O R K

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I N S E N A T E

February 15, 2012

Introduced by Sen. YOUNG -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development

AN ACT to amend the private housing finance law, in relation to authorizing the granting of an additional real property tax exemption for certain redevelopment company projects

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

Section 1. Subdivision 1 of section 125 of the private housing finance law is amended by adding a new paragraph (a-3) to read as follows:

(A-3) ANY INCONSISTENT PROVISION OF LAW NOTWITHSTANDING, THE LOCAL LEGISLATIVE BODY OF ANY MUNICIPALITY MAY GRANT AN ADDITIONAL TAX EXEMPTION PERIOD FOR ANY PROJECT, OTHER THAN A PROJECT BY A MUTUAL REDEVELOPMENT COMPANY, THAT RECEIVED A TAX EXEMPTION UNDER PARAGRAPH (A) OF THIS SUBDIVISION, UPON THE EXPIRATION OF THE TAX EXEMPTION PERIOD. THE ADDITIONAL TAX EXEMPTION PERIOD MAY BE FOR A TERM OF FIFTY YEARS, OR UNTIL SUCH TIME AS THE PROJECT IS NO LONGER OPERATED UNDER THE RESTRICTIONS AND FOR THE PURPOSES SET FORTH IN THIS ARTICLE, WHICHEVER IS SOONER. UNLESS OTHERWISE APPROVED BY THE LOCAL LEGISLATIVE BODY, THE AMOUNT OF TAXES PAID BY THE REDEVELOPMENT COMPANY DURING SUCH ADDITIONAL TAX EXEMPTION PERIOD SHALL NOT BE LESS THAN AN AMOUNT EQUAL TO THE GREATER OF (I) TEN PERCENT OF THE ANNUAL RENT OR CARRYING CHARGES OF THE PROJECT, MINUS UTILITIES FOR THE RESIDENTIAL PORTION OF THE PROJECT, OR (II) THE TAXES PAYABLE BY SUCH COMPANY FOR THE RESIDENTIAL PORTION OF THE PROJECT IMMEDIATELY PRIOR TO THE EXPIRATION OF THE INITIAL TAX EXEMPTION PERIOD.

S 2. This act shall take effect immediately.

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

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