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

7805

I N S E N A T E

June 19, 2012

Introduced by COMMITTEE ON RULES -- read twice and ordered printed, and when printed to be committed to the Committee on Rules

AN ACT to amend a chapter of the laws of 2012 amending the real property tax law, relating to interim multiple dwellings in a city with a population of one million or more, as proposed in legislative bill number S.7794, in relation to the applicability of certain provisions of the administrative code of the city of New York to certain multiple dwellings

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

Section 1. Section 1 of a chapter of the laws of 2012 amending the real property tax law, relating to interim multiple dwellings in a city with a population of one million or more, as proposed in legislative bill number S.7794, is amended to read as follows:

Section 1. The provisions of subdivision (c) of section 11-245 of the administrative code of the city of New York shall not be applicable to any multiple dwelling located on lots numbered 13 and 14 of Manhattan block numbered 51, lots numbered 17, 18, and 21 of Manhattan block number 90, lots numbered 7, 8, 10, 11, 57 and 111 of Manhattan block numbered 1010, and lots numbered 33, 34 and 35 of Manhattan block numbered 1259 as such lots and blocks are numbered as of the date this act shall have become law, provided that the construction of such multiple dwellings on those lots commences on or after January 1, 2007, and on or before June 21, 2017, and provided that for all such multiple dwellings the department of housing preservation and development of New York City shall impose a requirement and EITHER certify (I) that twenty percent of the units on site are affordable to households of low and moderate income pursuant to subdivision 7 of section 421-a of the real property tax law OR (II) THE REQUIREMENTS OF SUBDIVISION 12 OF SECTION 421-A OF THE REAL PROPERTY TAX LAW ARE MET. The provisions of subdivision (c) of section 11-245 of the administrative code of the city of New York shall not be applicable to any multiple dwelling that is located on lot 10 of Manhattan block number 123, as such lot and block are numbered as of the date this act shall have become law, provided that

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

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construction of such multiple dwelling commenced on or after January 1, 2007, and on or before June 21, 2012, and provided further that the individual or agent thereof seeking benefits pursuant to section 421-a of the real property tax law enters into and fulfills the requirements of a memorandum of understanding with the city of New York Department of Housing Preservation and Development to fund in an amount not less than $9 million the construction of affordable rental housing within the City of New York, provided, however, that such amount required shall be reduced by the value of negotiable certificates that the individual or agent thereof seeking benefits purchased, pursuant to section 6-08 of title 28 of the rules of the city of New York as such rules existed as of the date this act shall have become law, in order to entitle such multiple dwelling to the benefits pursuant to section 421-a of the real property tax law for a specified number of units in the geographic exclusion area, provided that such negotiable certificates were generated by a written agreement with the Department of Housing Preservation and Development, and provided further that, notwithstanding any other provision of law, benefits granted pursuant to section 421-a of the real property tax law for such multiple dwelling shall be granted as if construction commenced as of the date this act shall have become law. FOR THE CONSTRUCTION OF ANY MULTIPLE DWELLING ON THE ABOVE REFERENCED LOTS, WITH THE EXCEPTION OF LOTS NUMBERED 17, 18 AND 21 OF MANHATTAN BLOCK NUMBERED 90, WHICH RECEIVES BENEFITS PURSUANT TO SECTION 421-A OF THE REAL PROPERTY TAX LAW, ANY WORK WHICH MAY INVOLVE THE EMPLOYMENT OF LABORERS, WORKERS OR MECHANICS SHALL BE CONSIDERED PUBLIC WORK FOR THE PURPOSES OF ARTICLE EIGHT OF THE LABOR LAW, AND ANY CONTRACTS OR SUBCONTRACTS WHICH MAY INVOLVE THE EMPLOYMENT OF LABORERS, WORKERS OR MECHANICS SHALL BE ENFORCEABLE UNDER ARTICLE EIGHT OF THE LABOR LAW, PROVIDED, HOWEVER, THAT SUCH PROVISIONS SHALL NOT APPLY TO CONSTRUCTION PERFORMED PURSUANT TO A PROJECT LABOR AGREEMENT THAT IS A PRE-HIRE COLLECTIVE BARGAINING AGREEMENT GOVERNING THE TERMS AND CONDITIONS OF EMPLOYMENT ENTERED INTO BY A CONSTRUCTION USER AND/OR ITS REPRESENTATIVE AND A BONA FIDE BUILDING AND CONSTRUCTION TRADE LABOR ORGANIZATION ESTABLISHING THE LABOR ORGANIZATION AS THE COLLECTIVE BARGAINING REPRESENTATIVE FOR LABORERS, WORKERS AND MECHANICS.

S 2. This act shall take effect on the same date and in the same manner as a chapter of the laws of 2012 amending the real property tax law, relating to interim multiple dwellings in a city with a population of one million or more, as proposed in legislative bill number S.7794, takes effect.