

7326--C

2013-2014 Regular Sessions

I N   A S S E M B L Y

May 10, 2013

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Introduced by M. of A. QUART -- read once and referred to the Committee on Real Property Taxation -- recommitted to the Committee on Real Property Taxation in accordance with Assembly Rule 3, sec. 2 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee -- again reported from said committee with amendments, ordered reprinted as amended and recommitted to said committee -- again reported from said committee with amendments, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the real property tax law, in relation to requiring real property to be assessed using a fair comparative

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

1     Section 1. Paragraph (a) of subdivision 1 of section 581 of the real  
2     property tax law, as amended by chapter 223 of the laws of 1989, is  
3     amended to read as follows:  
4     (a) Notwithstanding any other provision of law, real property owned or  
5     leased by a cooperative corporation or on a condominium basis shall be  
6     assessed for purposes of this chapter at a sum not exceeding the assess-  
7     ment which would be placed upon such parcel were the parcel not owned or  
8     leased by a cooperative corporation or on a condominium basis. IN A  
9     SPECIAL ASSESSING UNIT THAT IS A CITY, NOTHING IN THIS SECTION SHALL BE  
10    CONSTRUED TO REQUIRE THE USE OF RENT-REGULATED PROPERTIES AS COMPARISON  
11    PROPERTIES FOR ASSESSMENT PURPOSES. FOR THE PURPOSE OF THIS PARAGRAPH  
12    ONLY, THE TERM "RENT-REGULATED PROPERTIES" SHALL MEAN HOUSING ACCOMMO-  
13    DATIONS WHICH ARE SUBJECT TO THE REGULATIONS AND CONTROL OF RESIDENTIAL  
14    RENTS AND EVICTIONS PURSUANT TO THE EMERGENCY HOUSING RENT CONTROL LAW,  
15    THE LOCAL EMERGENCY HOUSING RENT CONTROL ACT, THE EMERGENCY TENANT  
16    PROTECTION ACT OF NINETEEN SEVENTY-FOUR, THE NEW YORK CITY RENT AND  
17    REHABILITATION LAW OR THE NEW YORK CITY RENT STABILIZATION LAW OF NINE-  
18    TEEN HUNDRED SIXTY-NINE. FOR THE PURPOSE OF THIS PARAGRAPH ONLY, THE  
19    TERM "COMPARISON PROPERTIES" SHALL MEAN ANY REAL PROPERTY CONSIDERED BY

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

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1 AN ASSESSOR TO BE SUFFICIENTLY SIMILAR TO A SUBJECT PROPERTY TO BE  
2 COMPARED TO IT TO DETERMINE THE SUBJECT PROPERTY'S ASSESSMENT.  
3 S 2. This act shall take effect immediately.