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

3748

2013-2014 Regular Sessions

I N S E N A T E

February 13, 2013

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

AN ACT to amend chapter 4 of the laws of 2013 amending the real property tax law relating to exemption from taxation of alterations and improvements to multiple dwellings to eliminate fire and health hazards and a partial abatement of real property taxes for condominiums and cooperatives, in a city having a population of one million or more, in relation to making a technical correction thereto

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

Section 1. Section 14 of chapter 4 of the laws of 2013 amending the real property tax law relating to exemption from taxation of alterations and improvements to multiple dwellings to eliminate fire and health hazards and a partial abatement of real property taxes for condominiums and cooperatives, in a city having a population of one million or more, is amended to read as follows:

S 14. 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, AND LOT NUMBERED 45 OF MANHATTAN BLOCK NUMBERED 78, 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,

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

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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 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 on June 21, 2012. 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 immediately and shall be deemed to have been in full force and effect on the same date and in the same manner as section 14 of chapter 4 of the laws of 2013 amending the real property tax law relating to exemption from taxation of alterations and improvements to multiple dwellings to eliminate fire and health hazards and a partial abatement of real property taxes for condominiums and cooperatives, in a city having a population of one million or more, took effect.