

7993--A

2015-2016 Regular Sessions

I N A S S E M B L Y

June 3, 2015

Introduced by M. of A. DINOWITZ -- read once and referred to the Committee on Health -- reported and referred to the Committee on Ways and Means -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the public health law, in relation to rates of payment to residential health care facilities based on the historical costs to the owner

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

1 Section 1. Paragraph (d) of subdivision 2-a of section 2808 of the  
2 public health law, as amended by section 52 of part B of chapter 57 of  
3 the laws of 2015, is amended to read as follows:  
4 (d) For facilities granted operating certificates on or after March  
5 tenth, nineteen hundred seventy-five, recognition of real property costs  
6 in such regulations shall be based upon historical costs to the owner of  
7 the facility, provided that payment for real property costs shall not be  
8 in excess of the actual debt service, including principal and interest,  
9 and payment with respect to owner's equity, and further provided that,  
10 subject to federal financial participation, and subject to the approval  
11 of the commissioner, effective April first, two thousand fifteen, the  
12 commissioner may modify such payments for real property costs for  
13 purposes of effectuating a shared savings program, whereby facilities  
14 share a minimum of fifty percent of savings, for facilities that elect  
15 to refinance their mortgage loans. For purposes of this subdivision,  
16 owner's equity shall be calculated without regard to any surplus created  
17 by revaluation of assets and shall not include amounts resulting from  
18 mortgage amortization where the payment therefor has been provided by  
19 real property cost reimbursement; PROVIDED, HOWEVER, AS USED IN THIS  
20 SUBDIVISION THE TERMS "HISTORICAL COSTS" AND "OWNER'S EQUITY" SHALL  
21 INCLUDE THE FULL REVALUATION OF THE ASSETS OF A FACILITY PURCHASED AND

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

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1 TRANSFERRED IMMEDIATELY FOLLOWING THE OPERATION OF SUCH FACILITY UNDER A  
2 COURT-ORDERED RECEIVERSHIP, BUT ONLY IF:

3 (I) THE FACILITY HAS BEEN CONTINUOUSLY OPERATED AND OCCUPIED PRIMARILY  
4 WITH PERSONS WHO ARE IN RECEIPT OF MEDICAL ASSISTANCE BENEFITS FROM THE  
5 TIME THAT THE RECEIVERSHIP WAS ESTABLISHED UNTIL THE TIME OF PURCHASE OR  
6 TRANSFER;

7 (II) THE PUBLIC HEALTH AND HEALTH PLANNING COUNCIL HAS CONSIDERED THE  
8 APPLICATION FOR THE ESTABLISHMENT OF A NEW OPERATOR OF A RESIDENTIAL  
9 HEALTH CARE FACILITY AT THE SITE OF THE FACILITY;

10 (III) THE COMMISSIONER HAS REQUIRED SIGNIFICANT UPGRADE TO THE FACILI-  
11 TY'S PHYSICAL PLANT IN CONSIDERATION OF HIS OR HER APPROVAL OF THE  
12 CONSTRUCTION OF A RESIDENTIAL HEALTH CARE FACILITY AT THE SITE OF THE  
13 FACILITY; AND

14 (IV) THE COMMISSIONER HAS DETERMINED EACH OF THE FOLLOWING CONDITIONS  
15 IS TRUE:

16 (1) THERE IS A CONTINUING NEED FOR THE BEDS AT THEIR CURRENT LOCATION;

17 (2) THE ESTIMATED TOTAL PROJECT COST FOR NEW CONSTRUCTION OF A FACILI-  
18 TY OF THE SAME BED CAPACITY IN THE AREA WOULD SUBSTANTIALLY EXCEED THE  
19 COMBINED PURCHASE PRICE AND TOTAL PROJECT COST FOR APPROVED RENOVATION  
20 COSTS OF THE REVALUED FACILITY;

21 (3) THE PURCHASE PRICE IS REASONABLE; AND

22 (4) THE CONTINUED USE OF THE FACILITY AS A RESIDENTIAL HEALTH CARE  
23 FACILITY IS IN THE PUBLIC INTEREST.

24 S 2. This act shall take effect immediately; provided, however, that  
25 the amendments to paragraph (d) of subdivision 2-a of section 2808 of  
26 the public health law made by section one of this act shall not affect  
27 the expiration of such paragraph and shall be deemed to expire there-  
28 with.