

9780

I N A S S E M B L Y

April 8, 2016

Introduced by M. of A. GOTTFRIED -- read once and referred to the  
Committee on Aging

AN ACT to amend the real property tax law, in relation to allowing for  
increases in the amount of income property owners may earn for  
purposes of qualification for certain tax exemptions

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

1 Section 1. Paragraph (a) of subdivision 3 of section 467 of the real  
2 property tax law, as amended by chapter 259 of the laws of 2009, is  
3 amended to read as follows:  
4 (a) if the income of the owner or the combined income of the owners of  
5 the property for the income tax year immediately preceding the date of  
6 making application for exemption exceeds the sum of three thousand  
7 dollars, or such other sum not less than three thousand dollars [nor  
8 more than twenty-six thousand dollars beginning July first, two thousand  
9 six, twenty-seven thousand dollars beginning July first, two thousand  
10 seven, twenty-eight thousand dollars beginning July first, two thousand  
11 eight, and twenty-nine], FIFTY thousand dollars beginning July first,  
12 two thousand [nine] SIXTEEN, as may be provided by the local law, ordi-  
13 nance or resolution adopted pursuant to this section; PROVIDED, HOWEVER,  
14 BEGINNING JULY FIRST, TWO THOUSAND EIGHTEEN AND EVERY TWO YEARS THERE-  
15 AFTER, THE MAXIMUM ALLOWABLE INCOME SHALL INCREASE BY THE PRODUCT OF THE  
16 AVERAGE ANNUAL PERCENTAGE CHANGES IN THE CONSUMER PRICE INDEX FOR ALL  
17 URBAN CONSUMERS (CPI-U) AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF  
18 LABOR BUREAU OF LABOR STATISTICS FOR THE TWO YEAR PERIOD ROUNDED TO THE  
19 NEAREST ONE THOUSAND DOLLARS. Income tax year shall mean the twelve  
20 month period for which the owner or owners filed a federal personal  
21 income tax return, or if no such return is filed, the calendar year.  
22 Where title is vested in either the husband or the wife, their combined  
23 income may not exceed such sum, except where the husband or wife, or  
24 ex-husband or ex-wife is absent from the property as provided in subpar-  
25 agraph (ii) of paragraph (d) of this subdivision, then only the income  
26 of the spouse or ex-spouse residing on the property shall be considered  
27 and may not exceed such sum. Such income shall include social security

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

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1 and retirement benefits, interest, dividends, total gain from the sale  
2 or exchange of a capital asset which may be offset by a loss from the  
3 sale or exchange of a capital asset in the same income tax year, net  
4 rental income, salary or earnings, and net income from self-employment,  
5 but shall not include a return of capital, gifts, inheritances, payments  
6 made to individuals because of their status as victims of Nazi perse-  
7 cution, as defined in P.L. 103-286 or monies earned through employment  
8 in the federal foster grandparent program and any such income shall be  
9 offset by all medical and prescription drug expenses actually paid which  
10 were not reimbursed or paid for by insurance, if the governing board of  
11 a municipality, after a public hearing, adopts a local law, ordinance or  
12 resolution providing therefor. Furthermore, such income shall not  
13 include the proceeds of a reverse mortgage, as authorized by section  
14 six-h of the banking law, and sections two hundred eighty and two  
15 hundred eighty-a of the real property law; provided, however, that  
16 monies used to repay a reverse mortgage may not be deducted from income,  
17 and provided additionally that any interest or dividends realized from  
18 the investment of reverse mortgage proceeds shall be considered income.  
19 The provisions of this paragraph notwithstanding, such income shall not  
20 include veterans disability compensation, as defined in Title 38 of the  
21 United States Code provided the governing board of such municipality,  
22 after public hearing, adopts a local law, ordinance or resolution  
23 providing therefor. In computing net rental income and net income from  
24 self-employment no depreciation deduction shall be allowed for the  
25 exhaustion, wear and tear of real or personal property held for the  
26 production of income;

27 S 2. This act shall take effect immediately.