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

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I N S E N A T E

February 1, 2016

Introduced by Sen. AVELLA -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development

AN ACT to amend the administrative code of the city of New York, in relation to certain exemptions on multiple dwellings

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

Section 1. The administrative code of the city of New York is amended by adding a new section 11-245.10 to read as follows:

S 11-245.10 EXEMPTION ON CERTAIN MULTIPLE DWELLINGS. NOTWITHSTANDING ANY PROVISIONS OF LAW TO THE CONTRARY, NO BENEFITS UNDER SECTION FOUR HUNDRED TWENTY-ONE-A OF THE REAL PROPERTY TAX LAW SHALL BE AVAILABLE FOR ANY NEW MULTIPLE DWELLING ON ANY TAX LOTS NOW EXISTING OR HEREAFTER CREATED FOR WHICH CONSTRUCTION IS COMMENCED ON OR AFTER THE EFFECTIVE DATE OF THIS SECTION UNLESS NO FEWER THAN FORTY PERCENT OF THE DWELLING UNITS IN SUCH MULTIPLE DWELLING ARE AFFORDABLE TO AND MADE AVAILABLE FOR OCCUPANCY BY INDIVIDUALS OR FAMILIES WHOSE HOUSEHOLD INCOMES, RESPECTIVELY, ARE EQUAL TO OR LESS THAN THE MEAN HOUSEHOLD INCOME FOR INDIVIDUALS AND FAMILIES WITHIN THE ZIP CODE OF THE AREA IN WHICH THE PROPOSED DWELLING IS TO BE CONSTRUCTED.

S 2. This act shall take effect immediately.

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

LBD13741-01-6