

7173

I N S E N A T E

April 5, 2016

Introduced by Sen. KRUEGER -- 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 public housing law and the real property tax law, in relation to requiring taxpayers claiming certain tax credits, abatements and exemptions related to real estate development to be in compliance with certain requirements relating to minority and women-owned business enterprise participation in contracts; to amend the private housing finance law, in relation to requiring that certain applicants for grants and loans through the low income turnkey/enhanced housing trust fund program be in compliance with certain requirements relating to minority and women-owned business enterprise participation in contracts; to amend the private housing finance law, in relation to requiring that applicants for contracts for the furnishing of housing for persons of low income be in compliance with certain requirements relating to minority and women-owned business enterprise participation in contracts; to amend the real property tax law, the private housing finance law and the administrative code of the city of New York, in relation to requiring that local laws providing for a tax exemption or abatement for certain residential projects be in compliance with certain requirements relating to minority and women-owned business enterprise participation in contracts; to amend the real property tax law, in relation to making certain technical changes; and to provide for the expiration and repeal of such provisions

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

1 Section 1. Section 22 of the public housing law is amended by adding a
2 new subdivision 8 to read as follows:

3 8. MINORITY AND WOMEN-OWNED BUSINESS ENTERPRISE PARTICIPATION. NO
4 CREDIT SHALL BE ALLOWABLE UNDER THE PROVISIONS OF THIS SECTION UNLESS
5 THE TAXPAYER CLAIMING THE CREDIT IS IN FULL COMPLIANCE WITH THE
6 PROVISIONS OF SECTIONS THREE HUNDRED TWELVE AND THREE HUNDRED THIRTEEN
7 OF THE EXECUTIVE LAW, TO THE EXTENT THAT SUCH PROVISIONS APPLY;

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

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1 PROVIDED, HOWEVER, THAT A TAXPAYER GRANTED A WAIVER OF COMPLIANCE AS
2 PROVIDED IN SECTION THREE HUNDRED THIRTEEN OF THE EXECUTIVE LAW SHALL BE
3 DEEMED TO BE IN COMPLIANCE WITH SUCH PROVISIONS.

4 S 2. Subdivision 2 of section 421-a of the real property tax law is
5 amended by adding a new closing paragraph to read as follows:

6 NO EXEMPTION SHALL BE ALLOWABLE UNDER THE PROVISIONS OF THIS SECTION
7 UNLESS THE TAXPAYER CLAIMING THE EXEMPTION IS IN FULL COMPLIANCE WITH
8 THE PROVISIONS OF SECTIONS THREE HUNDRED TWELVE AND THREE HUNDRED THIR-
9 TEEN OF THE EXECUTIVE LAW, TO THE EXTENT THAT SUCH PROVISIONS APPLY;
10 PROVIDED, HOWEVER, THAT A TAXPAYER GRANTED A WAIVER OF COMPLIANCE AS
11 PROVIDED IN SECTION THREE HUNDRED THIRTEEN OF THE EXECUTIVE LAW SHALL BE
12 DEEMED TO BE IN COMPLIANCE WITH SUCH PROVISIONS.

13 S 3. The opening paragraph of paragraph a of subdivision 3 of section
14 421-a of the real property tax law, as amended by section 63-g of part A
15 of chapter 20 of the laws of 2015, is amended to read as follows:

16 Application forms for exemption under this section shall be filed with
17 the assessors between February first and March fifteenth and, based on
18 the certification of the local housing agency as herein provided, the
19 assessors shall certify to the collecting officer the amount of taxes to
20 be abated. If there be in a city of one million population or more a
21 department of housing preservation and development, the term "housing
22 agency" shall mean only such department of housing preservation and
23 development. No such application shall be accepted by the assessors
24 unless accompanied by a certificate of the local housing agency certify-
25 ing the applicant's eligibility pursuant to subdivisions two and four of
26 this section. No such certification of eligibility shall be issued by
27 the local housing agency until such agency determines WHETHER THE APPLI-
28 CANT IS IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTIONS THREE HUNDRED
29 TWELVE AND THREE HUNDRED THIRTEEN OF THE EXECUTIVE LAW, TO THE EXTENT
30 THAT SUCH PROVISIONS APPLY, AND the initial adjusted monthly rent to be
31 paid by tenants residing in rental dwelling units contained within the
32 multiple dwelling and the comparative adjusted monthly rent that would
33 have to be paid by such tenants if no tax exemption were applicable as
34 provided by this section. The initial adjusted monthly rent will be
35 certified by the local housing agency as the first rent for the subject
36 dwelling units. A copy of such certification with respect to such units
37 shall be attached by the applicant to the first effective lease or occu-
38 pancy agreement. The initial adjusted monthly rent shall reflect the
39 full tax exemption benefits as approved by the agency.

40 S 4. Section 421-b of the real property tax law is amended by adding a
41 new subdivision 4 to read as follows:

42 4. NO EXEMPTION SHALL BE ALLOWABLE UNDER THE PROVISIONS OF THIS
43 SECTION UNLESS THE TAXPAYER CLAIMING THE EXEMPTION IS IN FULL COMPLIANCE
44 WITH THE PROVISIONS OF SECTIONS THREE HUNDRED TWELVE AND THREE HUNDRED
45 THIRTEEN OF THE EXECUTIVE LAW, TO THE EXTENT THAT SUCH PROVISIONS APPLY;
46 PROVIDED, HOWEVER, THAT A TAXPAYER GRANTED A WAIVER OF COMPLIANCE AS
47 PROVIDED IN SECTION THREE HUNDRED THIRTEEN OF THE EXECUTIVE LAW SHALL BE
48 DEEMED TO BE IN COMPLIANCE WITH SUCH PROVISIONS.

49 S 5. Section 421-c of the real property tax law is amended by adding a
50 new subdivision 4 to read as follows:

51 4. NO EXEMPTION SHALL BE ALLOWABLE UNDER THE PROVISIONS OF THIS
52 SECTION UNLESS THE TAXPAYER CLAIMING THE EXEMPTION IS IN FULL COMPLIANCE
53 WITH THE PROVISIONS OF SECTIONS THREE HUNDRED TWELVE AND THREE HUNDRED
54 THIRTEEN OF THE EXECUTIVE LAW, TO THE EXTENT THAT SUCH PROVISIONS APPLY;
55 PROVIDED, HOWEVER, THAT A TAXPAYER GRANTED A WAIVER OF COMPLIANCE AS

1 PROVIDED IN SECTION THREE HUNDRED THIRTEEN OF THE EXECUTIVE LAW SHALL BE
2 DEEMED TO BE IN COMPLIANCE WITH SUCH PROVISIONS.

3 S 6. Section 421-d of the real property tax law is amended by adding a
4 new subdivision 3 to read as follows:

5 3. ANY LOCAL LAW PROVIDING FOR A TAX EXEMPTION AS PROVIDED IN THIS
6 SECTION SHALL REQUIRE THE TAXPAYER CLAIMING THE EXEMPTION BE IN FULL
7 COMPLIANCE WITH THE PROVISIONS OF SECTIONS THREE HUNDRED TWELVE AND
8 THREE HUNDRED THIRTEEN OF THE EXECUTIVE LAW, TO THE EXTENT THAT SUCH
9 PROVISIONS APPLY; PROVIDED, HOWEVER, THAT A TAXPAYER GRANTED A WAIVER OF
10 COMPLIANCE AS PROVIDED IN SECTION THREE HUNDRED THIRTEEN OF THE EXECU-
11 TIVE LAW SHALL BE DEEMED TO BE IN COMPLIANCE WITH SUCH PROVISIONS.

12 S 7. Section 421-e of the real property tax law, as amended by chapter
13 121 of the laws of 1988, is amended to read as follows:

14 S 421-e. Exemption of cooperative, condominium, homesteading and
15 rental projects from local taxation. 1. The local legislative body of
16 any city, town or village is hereby authorized and empowered to adopt
17 and amend a local law to provide that any cooperative, condominium,
18 homesteading or rental project which receives payments, grants or loans
19 pursuant to article eighteen of the private housing finance law or any
20 new construction project which receives payments, grants or loans pursu-
21 ant to article nineteen of the private housing finance law shall be
22 exempt from taxation as provided in such local law. Such local law may
23 provide that such eligible property shall be exempt from all or any
24 portion of the taxes imposed by a municipality, including those imposed
25 by a school district, other than assessments for local improvements for
26 a period not to exceed twenty years in the aggregate after the taxable
27 status date immediately following the completion thereof, calculated not
28 to exceed the following exemptions: twelve years of full exemption
29 followed by two years of exemption from eighty percent of such taxation,
30 followed by two years of exemption from sixty percent of such taxation,
31 followed by two years of exemption from forty percent of such taxation,
32 followed by two years of exemption from twenty percent of such taxation;
33 provided that the tax exemption authorized by this section shall be in
34 addition to any other tax exemption or abatement authorized by law, and
35 provided further, however, that in the event a cooperative, condominium,
36 homesteading or rental project ceases to be subject to one or more
37 provisions of article eighteen of the private housing finance law pursu-
38 ant to the provisions of paragraph (c) of subdivision six-a of section
39 eleven hundred two of such law, any tax exemption authorized pursuant to
40 this section with respect to the eligible property of such project shall
41 terminate.

42 2. ANY LOCAL LAW PROVIDING FOR A TAX EXEMPTION AS PROVIDED IN THIS
43 SECTION SHALL REQUIRE THE TAXPAYER CLAIMING THE EXEMPTION BE IN FULL
44 COMPLIANCE WITH THE PROVISIONS OF SECTIONS THREE HUNDRED TWELVE AND
45 THREE HUNDRED THIRTEEN OF THE EXECUTIVE LAW, TO THE EXTENT THAT SUCH
46 PROVISIONS APPLY; PROVIDED, HOWEVER, THAT A TAXPAYER GRANTED A WAIVER OF
47 COMPLIANCE AS PROVIDED IN SECTION THREE HUNDRED THIRTEEN OF THE EXECU-
48 TIVE LAW SHALL BE DEEMED TO BE IN COMPLIANCE WITH SUCH PROVISIONS.

49 S 8. Section 421-f of the real property tax law is amended by adding a
50 new subdivision 9 to read as follows:

51 9. ANY LOCAL LAW OR RESOLUTION PROVIDING FOR A TAX EXEMPTION AS
52 PROVIDED IN THIS SECTION SHALL REQUIRE THE TAXPAYER CLAIMING THE
53 EXEMPTION BE IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTIONS THREE
54 HUNDRED TWELVE AND THREE HUNDRED THIRTEEN OF THE EXECUTIVE LAW, TO THE
55 EXTENT THAT SUCH PROVISIONS APPLY; PROVIDED, HOWEVER, THAT A TAXPAYER
56 GRANTED A WAIVER OF COMPLIANCE AS PROVIDED IN SECTION THREE HUNDRED

1 THIRTEEN OF THE EXECUTIVE LAW SHALL BE DEEMED TO BE IN COMPLIANCE WITH
2 SUCH PROVISIONS.

3 S 9. Section 421-ff of the real property tax law is amended by adding
4 a new subdivision 9 to read as follows:

5 9. ANY LOCAL LAW OR RESOLUTION PROVIDING FOR A TAX EXEMPTION AS
6 PROVIDED IN THIS SECTION SHALL REQUIRE THE TAXPAYER CLAIMING THE
7 EXEMPTION BE IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTIONS THREE
8 HUNDRED TWELVE AND THREE HUNDRED THIRTEEN OF THE EXECUTIVE LAW, TO THE
9 EXTENT THAT SUCH PROVISIONS APPLY; PROVIDED, HOWEVER, THAT A TAXPAYER
10 GRANTED A WAIVER OF COMPLIANCE AS PROVIDED IN SECTION THREE HUNDRED
11 THIRTEEN OF THE EXECUTIVE LAW SHALL BE DEEMED TO BE IN COMPLIANCE WITH
12 SUCH PROVISIONS.

13 S 10. Subdivision 7 of section 421-h of the real property tax law, as
14 added by chapter 502 of the laws of 2003, is amended by adding a new
15 paragraph (c) to read as follows:

16 (C) ANY LOCAL LAW OR RESOLUTION PROVIDING FOR A TAX EXEMPTION AS
17 PROVIDED IN THIS SECTION SHALL REQUIRE THE TAXPAYER CLAIMING THE
18 EXEMPTION BE IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTIONS THREE
19 HUNDRED TWELVE AND THREE HUNDRED THIRTEEN OF THE EXECUTIVE LAW, TO THE
20 EXTENT THAT SUCH PROVISIONS APPLY; PROVIDED, HOWEVER, THAT A TAXPAYER
21 GRANTED A WAIVER OF COMPLIANCE AS PROVIDED IN SECTION THREE HUNDRED
22 THIRTEEN OF THE EXECUTIVE LAW SHALL BE DEEMED TO BE IN COMPLIANCE WITH
23 SUCH PROVISIONS.

24 S 11. Subdivision 7 of section 421-h of the real property tax law, as
25 added by chapter 550 of the laws of 2004, is amended by adding a new
26 paragraph (d) to read as follows:

27 (D) ANY LOCAL LAW OR RESOLUTION PROVIDING FOR A TAX EXEMPTION AS
28 PROVIDED IN THIS SECTION SHALL REQUIRE THE TAXPAYER CLAIMING THE
29 EXEMPTION BE IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTIONS THREE
30 HUNDRED TWELVE AND THREE HUNDRED THIRTEEN OF THE EXECUTIVE LAW, TO THE
31 EXTENT THAT SUCH PROVISIONS APPLY; PROVIDED, HOWEVER, THAT A TAXPAYER
32 GRANTED A WAIVER OF COMPLIANCE AS PROVIDED IN SECTION THREE HUNDRED
33 THIRTEEN OF THE EXECUTIVE LAW SHALL BE DEEMED TO BE IN COMPLIANCE WITH
34 SUCH PROVISIONS.

35 S 12. Section 421-h of the real property tax law, as added by chapter
36 550 of the laws of 2004, is renumbered section 421-o.

37 S 13. Subdivision 7 of section 421-i of the real property tax law, as
38 added by chapter 397 of the laws of 2005, is amended by adding a new
39 paragraph (c) to read as follows:

40 (C) ANY LOCAL LAW OR RESOLUTION PROVIDING FOR A TAX EXEMPTION AS
41 PROVIDED IN THIS SECTION SHALL REQUIRE THE TAXPAYER CLAIMING THE
42 EXEMPTION BE IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTIONS THREE
43 HUNDRED TWELVE AND THREE HUNDRED THIRTEEN OF THE EXECUTIVE LAW, TO THE
44 EXTENT THAT SUCH PROVISIONS APPLY; PROVIDED, HOWEVER, THAT A TAXPAYER
45 GRANTED A WAIVER OF COMPLIANCE AS PROVIDED IN SECTION THREE HUNDRED
46 THIRTEEN OF THE EXECUTIVE LAW SHALL BE DEEMED TO BE IN COMPLIANCE WITH
47 SUCH PROVISIONS.

48 S 14. Subdivision 7 of section 421-i of the real property tax law, as
49 added by chapter 181 of the laws of 2006, is amended by adding a new
50 paragraph (c) to read as follows:

51 (C) ANY LOCAL LAW OR RESOLUTION PROVIDING FOR A TAX EXEMPTION AS
52 PROVIDED IN THIS SECTION SHALL REQUIRE THE TAXPAYER CLAIMING THE
53 EXEMPTION BE IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTIONS THREE
54 HUNDRED TWELVE AND THREE HUNDRED THIRTEEN OF THE EXECUTIVE LAW, TO THE
55 EXTENT THAT SUCH PROVISIONS APPLY; PROVIDED, HOWEVER, THAT A TAXPAYER
56 GRANTED A WAIVER OF COMPLIANCE AS PROVIDED IN SECTION THREE HUNDRED

1 THIRTEEN OF THE EXECUTIVE LAW SHALL BE DEEMED TO BE IN COMPLIANCE WITH
2 SUCH PROVISIONS.

3 S 15. Section 421-i of the real property tax law, as added by chapter
4 181 of the laws of 2006, is renumbered section 421-p.

5 S 16. Subdivision 6 of section 421-j of the real property tax law, as
6 added by chapter 399 of the laws of 2006, is amended by adding a new
7 paragraph (c) to read as follows:

8 (C) ANY LOCAL LAW OR RESOLUTION PROVIDING FOR A TAX EXEMPTION AS
9 PROVIDED IN THIS SECTION SHALL REQUIRE THE TAXPAYER CLAIMING THE
10 EXEMPTION BE IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTIONS THREE
11 HUNDRED TWELVE AND THREE HUNDRED THIRTEEN OF THE EXECUTIVE LAW, TO THE
12 EXTENT THAT SUCH PROVISIONS APPLY; PROVIDED, HOWEVER, THAT A TAXPAYER
13 GRANTED A WAIVER OF COMPLIANCE AS PROVIDED IN SECTION THREE HUNDRED
14 THIRTEEN OF THE EXECUTIVE LAW SHALL BE DEEMED TO BE IN COMPLIANCE WITH
15 SUCH PROVISIONS.

16 S 17. Subdivision 7 of section 421-j of the real property tax law, as
17 added by chapter 590 of the laws of 2006, is amended by adding a new
18 paragraph (c) to read as follows:

19 (C) ANY LOCAL LAW OR RESOLUTION PROVIDING FOR A TAX EXEMPTION AS
20 PROVIDED IN THIS SECTION SHALL REQUIRE THE TAXPAYER CLAIMING THE
21 EXEMPTION BE IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTIONS THREE
22 HUNDRED TWELVE AND THREE HUNDRED THIRTEEN OF THE EXECUTIVE LAW, TO THE
23 EXTENT THAT SUCH PROVISIONS APPLY; PROVIDED, HOWEVER, THAT A TAXPAYER
24 GRANTED A WAIVER OF COMPLIANCE AS PROVIDED IN SECTION THREE HUNDRED
25 THIRTEEN OF THE EXECUTIVE LAW SHALL BE DEEMED TO BE IN COMPLIANCE WITH
26 SUCH PROVISIONS.

27 S 18. Section 421-j of the real property tax law, as added by chapter
28 590 of the laws of 2006, is renumbered section 421-q.

29 S 19. Subdivision 7 of section 421-k of the real property tax law is
30 amended by adding a new paragraph (c) to read as follows:

31 (C) ANY LOCAL LAW OR RESOLUTION PROVIDING FOR A TAX EXEMPTION AS
32 PROVIDED IN THIS SECTION SHALL REQUIRE THE TAXPAYER CLAIMING THE
33 EXEMPTION BE IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTIONS THREE
34 HUNDRED TWELVE AND THREE HUNDRED THIRTEEN OF THE EXECUTIVE LAW, TO THE
35 EXTENT THAT SUCH PROVISIONS APPLY; PROVIDED, HOWEVER, THAT A TAXPAYER
36 GRANTED A WAIVER OF COMPLIANCE AS PROVIDED IN SECTION THREE HUNDRED
37 THIRTEEN OF THE EXECUTIVE LAW SHALL BE DEEMED TO BE IN COMPLIANCE WITH
38 SUCH PROVISIONS.

39 S 20. Paragraphs (b) and (c) of subdivision 5 of section 421-l of the
40 real property tax law, as added by chapter 122 of the laws of 2012, are
41 amended and a new paragraph (d) is added to read as follows:

42 (b) The owner of real property applying for such exemption has satis-
43 fied all outstanding town, county, village and school tax obligations;
44 [and]

45 (c) Such reconstruction, alteration or improvement is documented by a
46 building permit, if required, for the improvements or other appropriate
47 documentation as required by the assessor and/or code enforcement offi-
48 cer[.]; AND

49 (D) ANY LOCAL LAW OR RESOLUTION PROVIDING FOR A TAX EXEMPTION AS
50 PROVIDED IN THIS SECTION SHALL REQUIRE THE TAXPAYER CLAIMING THE
51 EXEMPTION BE IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTIONS THREE
52 HUNDRED TWELVE AND THREE HUNDRED THIRTEEN OF THE EXECUTIVE LAW, TO THE
53 EXTENT THAT SUCH PROVISIONS APPLY; PROVIDED, HOWEVER, THAT A TAXPAYER
54 GRANTED A WAIVER OF COMPLIANCE AS PROVIDED IN SECTION THREE HUNDRED
55 THIRTEEN OF THE EXECUTIVE LAW SHALL BE DEEMED TO BE IN COMPLIANCE WITH
56 SUCH PROVISIONS.

1 S 21. Section 421-m of the real property tax law is amended by adding
2 a new subdivision 8 to read as follows:

3 8. ANY LOCAL LAW OR RESOLUTION PROVIDING FOR A TAX EXEMPTION AS
4 PROVIDED IN THIS SECTION SHALL REQUIRE THE TAXPAYER CLAIMING THE
5 EXEMPTION BE IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTIONS THREE
6 HUNDRED TWELVE AND THREE HUNDRED THIRTEEN OF THE EXECUTIVE LAW, TO THE
7 EXTENT THAT SUCH PROVISIONS APPLY; PROVIDED, HOWEVER, THAT A TAXPAYER
8 GRANTED A WAIVER OF COMPLIANCE AS PROVIDED IN SECTION THREE HUNDRED
9 THIRTEEN OF THE EXECUTIVE LAW SHALL BE DEEMED TO BE IN COMPLIANCE WITH
10 SUCH PROVISIONS.

11 S 22. Subdivision 7 of section 421-n of the real property tax law is
12 amended by adding a new paragraph (c) to read as follows:

13 (C) ANY LOCAL LAW OR RESOLUTION PROVIDING FOR A TAX EXEMPTION AS
14 PROVIDED IN THIS SECTION SHALL REQUIRE THE TAXPAYER CLAIMING THE
15 EXEMPTION BE IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTIONS THREE
16 HUNDRED TWELVE AND THREE HUNDRED THIRTEEN OF THE EXECUTIVE LAW, TO THE
17 EXTENT THAT SUCH PROVISIONS APPLY; PROVIDED, HOWEVER, THAT A TAXPAYER
18 GRANTED A WAIVER OF COMPLIANCE AS PROVIDED IN SECTION THREE HUNDRED
19 THIRTEEN OF THE EXECUTIVE LAW SHALL BE DEEMED TO BE IN COMPLIANCE WITH
20 SUCH PROVISIONS.

21 S 23. Section 467-b of the real property tax law is amended by adding
22 a new subdivision 8-a to read as follows:

23 (8-A) NO TAX ABATEMENT SHALL BE ALLOWABLE UNDER THE PROVISIONS OF THIS
24 SECTION UNLESS THE TAXPAYER CLAIMING THE ABATEMENT IS IN FULL COMPLIANCE
25 WITH THE PROVISIONS OF SECTIONS THREE HUNDRED TWELVE AND THREE HUNDRED
26 THIRTEEN OF THE EXECUTIVE LAW, TO THE EXTENT THAT SUCH PROVISIONS APPLY;
27 PROVIDED, HOWEVER, THAT A TAXPAYER GRANTED A WAIVER OF COMPLIANCE AS
28 PROVIDED IN SECTION THREE HUNDRED THIRTEEN OF THE EXECUTIVE LAW SHALL BE
29 DEEMED TO BE IN COMPLIANCE WITH SUCH PROVISIONS.

30 S 24. Section 1102 of the private housing finance law is amended by
31 adding a new subdivision 9 to read as follows:

32 9. NO APPLICANT SHALL BE ELIGIBLE FOR A CONTRACT AS PROVIDED IN THIS
33 SECTION UNLESS SUCH APPLICANT IS IN FULL COMPLIANCE WITH THE PROVISIONS
34 OF SECTIONS THREE HUNDRED TWELVE AND THREE HUNDRED THIRTEEN OF THE EXEC-
35 UTIVE LAW, TO THE EXTENT THAT SUCH PROVISIONS APPLY; PROVIDED, HOWEVER,
36 THAT A TAXPAYER GRANTED A WAIVER OF COMPLIANCE AS PROVIDED IN SECTION
37 THREE HUNDRED THIRTEEN OF THE EXECUTIVE LAW SHALL BE DEEMED TO BE IN
38 COMPLIANCE WITH SUCH PROVISIONS.

39 S 25. Section 1106-d of the private housing finance law is amended by
40 adding a new subdivision 3 to read as follows:

41 3. NO APPLICANT SHALL BE ELIGIBLE FOR A GRANT OR LOAN AS PROVIDED IN
42 THIS SECTION UNLESS SUCH APPLICANT IS IN FULL COMPLIANCE WITH THE
43 PROVISIONS OF SECTIONS THREE HUNDRED TWELVE AND THREE HUNDRED THIRTEEN
44 OF THE EXECUTIVE LAW, TO THE EXTENT THAT SUCH PROVISIONS APPLY;
45 PROVIDED, HOWEVER, THAT A TAXPAYER GRANTED A WAIVER OF COMPLIANCE AS
46 PROVIDED IN SECTION THREE HUNDRED THIRTEEN OF THE EXECUTIVE LAW SHALL BE
47 DEEMED TO BE IN COMPLIANCE WITH SUCH PROVISIONS.

48 S 26. Section 1106-h of the private housing finance law is amended by
49 adding a new subdivision 5 to read as follows:

50 5. ANY LOCAL LAW PROVIDING FOR A TAX EXEMPTION OR TAX ABATEMENT AS
51 PROVIDED IN THIS SECTION SHALL REQUIRE THE TAXPAYER CLAIMING THE
52 EXEMPTION BE IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTIONS THREE
53 HUNDRED TWELVE AND THREE HUNDRED THIRTEEN OF THE EXECUTIVE LAW, TO THE
54 EXTENT THAT SUCH PROVISIONS APPLY; PROVIDED, HOWEVER, THAT A TAXPAYER
55 GRANTED A WAIVER OF COMPLIANCE AS PROVIDED IN SECTION THREE HUNDRED

1 THIRTEEN OF THE EXECUTIVE LAW SHALL BE DEEMED TO BE IN COMPLIANCE WITH
2 SUCH PROVISIONS.

3 S 27. Section 11-242 of the administrative code of the city of New
4 York is amended by adding a new subdivision (k) to read as follows:

5 (K) NO TAX EXEMPTION OR ABATEMENT SHALL BE ALLOWABLE UNDER THE
6 PROVISIONS OF THIS SECTION UNLESS THE TAXPAYER CLAIMING THE EXEMPTION OR
7 THE ABATEMENT IS IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTIONS
8 THREE HUNDRED TWELVE AND THREE HUNDRED THIRTEEN OF THE EXECUTIVE LAW, TO
9 THE EXTENT THAT SUCH PROVISIONS APPLY; PROVIDED, HOWEVER, THAT A TAXPAY-
10 ER GRANTED A WAIVER OF COMPLIANCE AS PROVIDED IN SECTION THREE HUNDRED
11 THIRTEEN OF THE EXECUTIVE LAW SHALL BE DEEMED TO BE IN COMPLIANCE WITH
12 SUCH PROVISIONS.

13 S 28. Section 11-243 of the administrative code of the city of New
14 York is amended by adding a new subdivision (ff) to read as follows:

15 (FF) NO TAX EXEMPTION OR ABATEMENT SHALL BE ALLOWABLE UNDER THE
16 PROVISIONS OF THIS SECTION UNLESS THE TAXPAYER CLAIMING THE EXEMPTION OR
17 THE ABATEMENT IS IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTIONS
18 THREE HUNDRED TWELVE AND THREE HUNDRED THIRTEEN OF THE EXECUTIVE LAW, TO
19 THE EXTENT THAT SUCH PROVISIONS APPLY; PROVIDED, HOWEVER, THAT A TAXPAY-
20 ER GRANTED A WAIVER OF COMPLIANCE AS PROVIDED IN SECTION THREE HUNDRED
21 THIRTEEN OF THE EXECUTIVE LAW SHALL BE DEEMED TO BE IN COMPLIANCE WITH
22 SUCH PROVISIONS.

23 S 29. Section 11-244 of the administrative code of the city of New
24 York is amended by adding a new subdivision (m) to read as follows:

25 (M) NO TAX EXEMPTION OR ABATEMENT SHALL BE ALLOWABLE UNDER THE
26 PROVISIONS OF THIS SECTION UNLESS THE TAXPAYER CLAIMING THE EXEMPTION OR
27 THE ABATEMENT IS IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTIONS
28 THREE HUNDRED TWELVE AND THREE HUNDRED THIRTEEN OF THE EXECUTIVE LAW, TO
29 THE EXTENT THAT SUCH PROVISIONS APPLY; PROVIDED, HOWEVER, THAT A TAXPAY-
30 ER GRANTED A WAIVER OF COMPLIANCE AS PROVIDED IN SECTION THREE HUNDRED
31 THIRTEEN OF THE EXECUTIVE LAW SHALL BE DEEMED TO BE IN COMPLIANCE WITH
32 SUCH PROVISIONS.

33 S 30. Section 11-257 of the administrative code of the city of New
34 York is amended by adding a new subdivision (i) to read as follows:

35 (I) NO TAX EXEMPTION OR ABATEMENT SHALL BE ALLOWABLE UNDER THE
36 PROVISIONS OF THIS SECTION UNLESS THE TAXPAYER CLAIMING THE EXEMPTION OR
37 THE ABATEMENT IS IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTIONS
38 THREE HUNDRED TWELVE AND THREE HUNDRED THIRTEEN OF THE EXECUTIVE LAW, TO
39 THE EXTENT THAT SUCH PROVISIONS APPLY; PROVIDED, HOWEVER, THAT A TAXPAY-
40 ER GRANTED A WAIVER OF COMPLIANCE AS PROVIDED IN SECTION THREE HUNDRED
41 THIRTEEN OF THE EXECUTIVE LAW SHALL BE DEEMED TO BE IN COMPLIANCE WITH
42 SUCH PROVISIONS.

43 S 31. Section 26-406 of the administrative code of the city of New
44 York is amended by adding a new subdivision (f) to read as follows:

45 (F) NO TAX ABATEMENT SHALL BE ALLOWABLE UNDER THE PROVISIONS OF THIS
46 SECTION UNLESS THE TAXPAYER CLAIMING THE ABATEMENT IS IN FULL COMPLIANCE
47 WITH THE PROVISIONS OF SECTIONS THREE HUNDRED TWELVE AND THREE HUNDRED
48 THIRTEEN OF THE EXECUTIVE LAW, TO THE EXTENT THAT SUCH PROVISIONS APPLY;
49 PROVIDED, HOWEVER, THAT A TAXPAYER GRANTED A WAIVER OF COMPLIANCE AS
50 PROVIDED IN SECTION THREE HUNDRED THIRTEEN OF THE EXECUTIVE LAW SHALL BE
51 DEEMED TO BE IN COMPLIANCE WITH SUCH PROVISIONS.

52 S 32. Section 26-509 of the administrative code of the city of New
53 York is amended by adding a new subdivision (e) to read as follows:

54 (E) NO TAX ABATEMENT SHALL BE ALLOWABLE UNDER THE PROVISIONS OF THIS
55 SECTION UNLESS THE TAXPAYER CLAIMING THE ABATEMENT IS IN FULL COMPLIANCE
56 WITH THE PROVISIONS OF SECTIONS THREE HUNDRED TWELVE AND THREE HUNDRED

1 THIRTEEN OF THE EXECUTIVE LAW, TO THE EXTENT THAT SUCH PROVISIONS APPLY;
2 PROVIDED, HOWEVER, THAT A TAXPAYER GRANTED A WAIVER OF COMPLIANCE AS
3 PROVIDED IN SECTION THREE HUNDRED THIRTEEN OF THE EXECUTIVE LAW SHALL BE
4 DEEMED TO BE IN COMPLIANCE WITH SUCH PROVISIONS.

5 S 33. This act shall take effect immediately; provided, however, that:

6 a. the provisions of this act shall expire and be deemed repealed on
7 the same date as section 313 of the executive law expires and is deemed
8 repealed pursuant to subdivision (h) of section 121 of chapter 261 of
9 the laws of 1988, as amended;

10 b. the amendments to section 421-d of the real property tax law made
11 by section six of this act shall not affect the repeal of such section
12 and shall be deemed repealed therewith;

13 c. the amendments to section 467-b of the real property tax law made
14 by section twenty-three of this act shall survive the expiration and
15 reversion of such section as provided in section 17 of chapter 576 of
16 the laws of 1974, as amended; and

17 d. the amendments to section 26-509 of the administrative code of the
18 city of New York made by section thirty-two of this act shall not affect
19 the expiration of such section pursuant to section 26-520 of such code
20 and shall expire therewith.