

1343

2015-2016 Regular Sessions

I N A S S E M B L Y

January 12, 2015

Introduced by M. of A. ROSENTHAL -- read once and referred to the
Committee on Real Property Taxation

AN ACT to amend the real property tax law, in relation to the distrib-
ution of affordable units in certain projects

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

1 Section 1. Subdivision 7 of section 421-a of the real property tax law
2 is amended by adding three new paragraphs (h), (i) and (j) to read as
3 follows:
4 (H) AFFORDABLE UNITS MUST BE PROPORTIONALLY DISPERSED THROUGHOUT THE
5 PROJECT AND MAY NOT BE CONCENTRATED IN CERTAIN FLOORS OR AREAS OF A
6 BUILDING OR BUILDINGS.
7 (I) AFFORDABLE UNITS MUST HAVE EQUAL ACCESS TO COMMON SPACES, AMEN-
8 ITIES, AND INGRESS AND EGRESS AS MARKET-RATE UNITS.
9 (J) WITHIN A CITY HAVING A POPULATION OF ONE MILLION OR MORE, THE CITY
10 COUNCIL MAY, BY MAJORITY VOTE, WAIVE THE REQUIREMENTS OF PARAGRAPHS (H)
11 AND (I) OF THIS SUBDIVISION FOR ANY PROJECT.
12 S 2. This act shall take effect immediately and shall apply to
13 projects that commence construction after such effective date.

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

LBD04227-01-5