

8156--B

2015-2016 Regular Sessions

I N A S S E M B L Y

June 10, 2015

Introduced by M. of A. PEOPLES-STOKES -- read once and referred to the Committee on Real Property Taxation -- recommitted to the Committee on Real Property Taxation in accordance with Assembly Rule 3, sec. 2 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee -- again reported from said committee with amendments, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the not-for-profit corporation law, in relation to assignment of rights by a land bank

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

1 Section 1. Paragraph (i) of section 1616 of the not-for-profit corpo-
2 ration law, as amended by chapter 372 of the laws of 2013, is amended to
3 read as follows:
4 (i) Notwithstanding any other provision of law to the contrary, in the
5 event that no municipality elects to tender a bid at a public sale
6 pursuant to the provisions of section eleven hundred sixty-six of the
7 real property tax law or sale pursuant to the provisions of a county
8 charter, city charter, administrative code, or special law when applica-
9 ble under section eleven hundred four of the real property tax law, the
10 land bank may tender a bid at such sale in an amount equal to the total
11 amount of all municipal claims and liens which were the basis for the
12 judgment. In the event of such tender by the land bank the property
13 shall be deemed sold to the land bank regardless of any bids by any
14 other third parties. The bid of the land bank shall be paid as to its
15 form, substance, and timing according to such agreement as is mutually
16 acceptable to the plaintiff and the land bank. The obligation of the
17 land bank to perform in accordance with such agreement shall be deemed
18 to be in full satisfaction of the municipal claim which was the basis
19 for the judgment. The land bank, as purchaser at such public sale or
20 sale pursuant to the provisions of a county charter, city charter,

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

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1 administrative code, or special law when applicable under section eleven
2 hundred four of the real property tax law, shall take and forever there-
3 after have, an absolute title to the property sold, free and discharged
4 of all tax and municipal claims, liens, mortgages, charges and estates
5 of whatsoever kind. The deed to the land bank shall be executed,
6 acknowledged and delivered within thirty days of the sale. ALTERNATIVE-
7 LY, THE LAND BANK CAN ASSIGN ALL RIGHTS RESULTING FROM THE LAND BANK'S
8 SUCCESSFUL TENDER FOR THE PROPERTY TO THE FORECLOSING GOVERNMENTAL UNIT,
9 WHICH WOULD ALLOW THE PROPERTY TO BE DEEDED DIRECTLY TO THE FORECLOSING
10 GOVERNMENTAL UNIT. All land bank acquisitions pursuant to this paragraph
11 shall comply with section sixteen hundred eight of this article and all
12 dispositions of property acquired pursuant to this paragraph shall
13 comply with section sixteen hundred nine of this article.
14 S 2. This act shall take effect immediately.