

4014

2015-2016 Regular Sessions

I N S E N A T E

February 25, 2015

Introduced by Sen. SAMPSON -- read twice and ordered printed, and when printed to be committed to the Committee on Local Government

AN ACT to amend the real property tax law, in relation to prohibiting landlords convicted of housing violations from claiming exemptions, credits or itemized deductions related to such rental property on state tax returns

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

- 1 Section 1. The real property tax law is amended by adding a new
2 section 497 to read as follows:
3 S 497. HOUSING VIOLATIONS; NO EXEMPTIONS, CREDITS OR DEDUCTIONS. 1.
4 NOTWITHSTANDING ANY CONTRARY PROVISION OF LAW OR REGULATION, ANY RESI-
5 DENT OR NON-RESIDENT PROPERTY OWNER WHO HAS BEEN CONVICTED MORE THAN
6 TWICE FOR HOUSING VIOLATIONS ON RENTAL PROPERTY OWNED IN THIS STATE
7 SHALL BE PROHIBITED FROM CLAIMING ON HIS OR HER STATE TAX RETURN ANY
8 EXEMPTION, CREDIT OR DEDUCTION RELATED TO SUCH RENTAL PROPERTY UNTIL
9 SUCH VIOLATIONS HAVE BEEN REMEDIATED. FAILURE TO COMPLY WITH THE
10 PROVISIONS OF THIS SECTION SHALL SUBJECT ANY UNDERPAYMENT OF TAX TO THE
11 PENALTIES PURSUANT TO SUBSECTION (E) OF SECTION SIX HUNDRED EIGHTY-FIVE
12 OF THE TAX LAW.
13 2. UPON THE CONVICTION OF A LANDLORD FOR ANY HOUSING VIOLATION IN A
14 COURT OF COMPETENT JURISDICTION, SUCH COURT SHALL ISSUE TO SUCH LANDLORD
15 A FORM PURSUANT TO REGULATIONS OF THE COMMISSIONER IDENTIFYING SUCH
16 CONVICTION, ANY PRIOR CONVICTIONS, AND THE PROHIBITIONS OF SUBDIVISION
17 ONE OF THIS SECTION. SUCH FORM SHALL BE FILED WITH EACH STATE TAX RETURN
18 OF SUCH CONVICTED LANDLORD UNTIL SUCH VIOLATIONS HAVE BEEN REMEDIATED
19 AND CERTIFIED PURSUANT TO THE PROVISIONS OF SUBDIVISION THREE OF THIS
20 SECTION.
21 3.(A) UPON DECLARATION BY A COURT OF COMPETENT JURISDICTION THAT HOUS-
22 ING VIOLATIONS FOR WHICH A CONVICTION HAD PREVIOUSLY BEEN ENTERED
23 AGAINST A LANDLORD HAVE BEEN REMEDIATED, SUCH COURT SHALL ISSUE TO SUCH

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

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1 LANDLORD A FORM PURSUANT TO REGULATIONS OF THE COMMISSIONER CERTIFYING
2 SUCH REMEDIATION. SUCH FORM SHALL BE FILED WITH THE NEXT STATE TAX
3 RETURN OF SUCH LANDLORD.

4 (B) REVISED TAX RETURNS SHALL NOT BE ACCEPTED FOR THAT PORTION OF
5 INCOME RELATING TO RENTAL PROPERTY SUBJECT TO THE PROHIBITIONS OF SUBDI-
6 VISION ONE OF THIS SECTION.

7 S 2. This act shall take effect on the one hundred eightieth day after
8 it shall have become a law; provided, however, that effective immediate-
9 ly, the addition, amendment and/or repeal of any rule or regulation
10 necessary for the implementation of this act on its effective date are
11 authorized and directed to be made and completed on or before such
12 effective date.