

5739

2015-2016 Regular Sessions

I N   S E N A T E

June 1, 2015

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Introduced by Sen. KLEIN -- read twice and ordered printed, and when printed to be committed to the Committee on Health

AN ACT to amend the public health law, in relation to rates of payment to residential health care facilities based on the historical costs to the owner

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

1     Section 1. Paragraph (d) of subdivision 2-a of section 2808 of the  
2     public health law, as amended by section 52 of part B of chapter 57 of  
3     the laws of 2015, is amended to read as follows:  
4     (d) For facilities granted operating certificates on or after March  
5     tenth, nineteen hundred seventy-five, recognition of real property costs  
6     in such regulations shall be based upon historical costs to the owner of  
7     the facility, provided that payment for real property costs shall not be  
8     in excess of the actual debt service, including principal and interest,  
9     and payment with respect to owner's equity, and further provided that,  
10    subject to federal financial participation, and subject to the approval  
11    of the commissioner, effective April first, two thousand fifteen, the  
12    commissioner may modify such payments for real property costs for  
13    purposes of effectuating a shared savings program, whereby facilities  
14    share a minimum of fifty percent of savings, for facilities that elect  
15    to refinance their mortgage loans. For purposes of this subdivision,  
16    owner's equity shall be calculated without regard to any surplus created  
17    by revaluation of assets and shall not include amounts resulting from  
18    mortgage amortization where the payment therefor has been provided by  
19    real property cost reimbursement; PROVIDED, HOWEVER, AS USED IN THIS  
20    SUBDIVISION THE TERMS "HISTORICAL COSTS" AND "OWNER'S EQUITY" SHALL  
21    INCLUDE THE FULL REVALUATION OF THE ASSETS OF A FACILITY PURCHASED AND  
22    TRANSFERRED IMMEDIATELY FOLLOWING THE OPERATION OF SUCH FACILITY UNDER A  
23    COURT-ORDERED RECEIVERSHIP, BUT ONLY IF:

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

LBD11453-01-5

1 (I) THE FACILITY HAS BEEN CONTINUOUSLY OPERATED AND OCCUPIED PRIMARILY  
2 WITH PERSONS WHO ARE IN RECEIPT OF MEDICAL ASSISTANCE BENEFITS FROM THE  
3 TIME THAT THE RECEIVERSHIP WAS ESTABLISHED UNTIL THE TIME OF PURCHASE OR  
4 TRANSFER;

5 (II) THE PUBLIC HEALTH AND HEALTH PLANNING COUNCIL HAS CONSIDERED THE  
6 APPLICATION FOR TRANSFER OF THE FACILITY AND APPROVED THE APPLICATION AS  
7 AN ADDITION OF NET NEW BEDS;

8 (III) THE COMMISSIONER HAS REQUIRED SIGNIFICANT UPGRADE TO THE FACILI-  
9 TY'S PHYSICAL PLANT AND CONSIDERATION OF THE TRANSFER; AND

10 (IV) THE COMMISSIONER HAS DETERMINED EACH OF THE FOLLOWING CONDITIONS  
11 IS TRUE:

12 (1) THERE IS A CONTINUING NEED FOR THE BEDS AT THEIR CURRENT LOCATION;

13 (2) THE ESTIMATED TOTAL PROJECT COST FOR NEW CONSTRUCTION OF A FACILI-  
14 TY OF THE SAME BED CAPACITY IN THE AREA WOULD SUBSTANTIALLY EXCEED THE  
15 COMBINED PURCHASE PRICE AND TOTAL PROJECT COST FOR APPROVED RENOVATION  
16 COSTS OF THE REVALUED FACILITY;

17 (3) THE PURCHASE PRICE IS REASONABLE; AND

18 (4) THE SALE OF THE FACILITY IS IN THE PUBLIC INTEREST.

19 S 2. This act shall take effect immediately; provided, however, that  
20 the amendments to paragraph (d) of subdivision 2-a of section 2808 of  
21 the public health law made by section one of this act shall not affect  
22 the expiration of such paragraph and shall be deemed to expire there-  
23 with.