

6214

I N   S E N A T E

(PREFILED)

January 6, 2016

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Introduced by Sen. GOLDEN -- 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 rent increase exemption orders

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

1     Section 1. Subdivision 2 of section 467-b of the real property tax law  
2     is amended by adding a new paragraph (c) to read as follows:  
3     (C) (1) PROVIDED, HOWEVER, THAT IN A CITY WITH A POPULATION OF ONE  
4     MILLION OR MORE, A HEAD OF THE HOUSEHOLD WHO HAS RECEIVED A RENT  
5     INCREASE EXEMPTION ORDER THAT HAS EXPIRED AND WHO, UPON RENEWAL APPLICA-  
6     TION FOR THE PERIOD COMMENCING IMMEDIATELY AFTER SUCH EXPIRATION, IS  
7     DETERMINED TO BE INELIGIBLE FOR A RENT INCREASE EXEMPTION ORDER BECAUSE  
8     THE COMBINED INCOME OF ALL MEMBERS OF THE HOUSEHOLD EXCEEDS THE MAXIMUM  
9     AMOUNT ALLOWED BY THIS SECTION OR THE MAXIMUM RENT OR LEGAL REGULATED  
10    RENT DOES NOT EXCEED ONE-THIRD OF THE COMBINED INCOME OF ALL MEMBERS OF  
11    THE HOUSEHOLD, MAY SUBMIT A NEW APPLICATION DURING THE FOLLOWING CALEN-  
12    DAR YEAR, AND IF SUCH HEAD OF THE HOUSEHOLD RECEIVES A RENT INCREASE  
13    EXEMPTION ORDER THAT COMMENCES DURING SUCH CALENDAR YEAR, THE TAX ABATE-  
14    MENT AMOUNT FOR SUCH ORDER SHALL BE CALCULATED AS IF SUCH PRIOR RENT  
15    INCREASE EXEMPTION ORDER HAD NOT EXPIRED. HOWEVER, NO TAX ABATEMENT  
16    BENEFITS MAY BE PROVIDED FOR THE PERIOD OF INELIGIBILITY.  
17    (2) NO HEAD OF THE HOUSEHOLD MAY RECEIVE MORE THAN THREE RENT INCREASE  
18    EXEMPTION ORDERS CALCULATED AS IF A PRIOR RENT INCREASE EXEMPTION ORDER  
19    HAD NOT EXPIRED, AS DESCRIBED IN SUBPARAGRAPH ONE OF THIS PARAGRAPH.  
20    S 2. Paragraph a of subdivision 3 of section 467-c of the real proper-  
21    ty tax law is amended by adding a new subparagraph 3 to read as follows:  
22    (3) (A) PROVIDED, HOWEVER, THAT IN A CITY WITH A POPULATION OF ONE  
23    MILLION OR MORE, A HEAD OF THE HOUSEHOLD WHO HAS RECEIVED A RENT  
24    INCREASE EXEMPTION ORDER THAT HAS EXPIRED AND WHO, UPON RENEWAL APPLICA-  
25    TION FOR THE PERIOD COMMENCING IMMEDIATELY AFTER SUCH EXPIRATION, IS  
26    DETERMINED TO BE INELIGIBLE FOR A RENT INCREASE EXEMPTION ORDER BECAUSE  
27    THE COMBINED INCOME OF ALL MEMBERS OF THE HOUSEHOLD EXCEEDS THE MAXIMUM

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

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1 AMOUNT ALLOWED BY THIS SECTION OR THE MAXIMUM RENT OR LEGAL REGULATED  
2 RENT DOES NOT EXCEED ONE-THIRD OF THE COMBINED INCOME OF ALL MEMBERS OF  
3 THE HOUSEHOLD, MAY SUBMIT A NEW APPLICATION DURING THE FOLLOWING CALEN-  
4 DAR YEAR, AND IF SUCH HEAD OF THE HOUSEHOLD RECEIVES A RENT INCREASE  
5 EXEMPTION ORDER THAT COMMENCES DURING SUCH CALENDAR YEAR, THE TAX ABATE-  
6 MENT AMOUNT FOR SUCH ORDER SHALL BE CALCULATED AS IF SUCH PRIOR RENT  
7 INCREASE EXEMPTION ORDER HAD NOT EXPIRED. HOWEVER, NO TAX ABATEMENT  
8 BENEFITS MAY BE PROVIDED FOR THE PERIOD OF INELIGIBILITY.

9 (B) NO HEAD OF THE HOUSEHOLD MAY RECEIVE MORE THAN THREE RENT INCREASE  
10 EXEMPTION ORDERS CALCULATED AS IF A PRIOR RENT INCREASE EXEMPTION ORDER  
11 HAD NOT EXPIRED, AS DESCRIBED IN SUBPARAGRAPH ONE OF THIS PARAGRAPH.

12 S 3. This act shall take effect immediately; provided, however, that  
13 the amendments to section 467-b of the real property tax law made by  
14 section one of this act shall not affect the expiration of such section  
15 and shall be deemed to expire therewith.