

STATE OF NEW YORK

7456

2017-2018 Regular Sessions

IN ASSEMBLY

April 26, 2017

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

AN ACT to confirm eligibility for and direct the New York city department of finance to provide exemption from taxation of certain residential dwelling units in the county of Richmond

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. 1. Notwithstanding any law, rule or regulation to the
2 contrary, where certificates of eligibility for moderate rehabilitation
3 with enriched benefits were issued by the New York city department of
4 housing preservation and development on July 28, 2000 and January 30,
5 2002 for alterations and improvements constructed between 1997 and 2000
6 with regard to a group of eight class A multiple dwellings reflected on
7 three separate tax lots, comprised of eleven hundred or more residential
8 rental units located on the same residential street in the county of
9 Richmond, exclusively occupied by low income tenants receiving benefits
10 under section 8 of the United States housing act of 1937 whose incomes
11 do not exceed 50 percent of the area median income, which are subject to
12 a 50-year use agreement pursuant to the United States low-income housing
13 preservation and resident homeownership act of 1990 and funded by at
14 least 10 million dollars of federal subsidies, each such tax lot shall
15 be exempt from taxation for local purposes for 34 years under section
16 489 of the real property tax law and section 11-243 of the administra-
17 tive code of the city of New York. The New York city department of
18 finance is hereby directed to comply with the provisions of this
19 section.

20 2. For tax lots granted benefits under this section pursuant to
21 certificates of eligibility issued on July 28, 2000, exemption benefits
22 shall be based upon all increases in the buildings assessed valuation,
23 without regard to whether such increases were the result of physical or
24 equalization increases, as follows:

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

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1 (a) beginning in tax year 2001-2002 and ending at the completion of
2 tax year 2034-2035, the exemption benefit shall equal the difference
3 between the building assessed value for that tax year and tax year
4 1997-1998 multiplied by the then current overall class 2 tax rate;

5 (b) for tax year 2035-2036, the exemption benefit shall equal eighty
6 percent of the difference between the then current building assessed
7 value and the building assessed value in tax year 2001-2002 multiplied
8 by the then current class 2 tax rate;

9 (c) for tax year 2036-2037, the exemption benefit shall equal sixty
10 percent of the difference between the then current building assessed
11 value and the building assessed value in tax year 2001-2002 multiplied
12 by the then current class 2 tax rate;

13 (d) for tax year 2037-2038, the exemption benefit shall equal forty
14 percent of the difference between the then current building assessed
15 value and the building assessed value in tax year 2001-2002 multiplied
16 by the then current class 2 tax rate;

17 (e) for tax year 2038-2039, the exemption benefit shall equal twenty
18 percent of the difference between the then current building assessed
19 value and the building assessed value in tax year 2001-2002 multiplied
20 by the then current class 2 tax rate.

21 3. For tax lots granted benefits under this section pursuant to
22 certificates of eligibility issued on January 30, 2002, exemption bene-
23 fits shall be based upon all increases in the buildings assessed valu-
24 ation, without regard to whether such increases were the result of phys-
25 ical or equalization increases, as follows:

26 (a) beginning in tax year 2002-2003 and ending at the completion of
27 tax year 2035-2036, the exemption benefit shall equal the difference
28 between the building assessed value for that tax year and tax year
29 1998-1999 multiplied by the then current overall class 2 tax rate;

30 (b) for tax year 2036-2037, the exemption benefit shall equal eighty
31 percent of the difference between the then current building assessed
32 value and the building assessed value in tax year 2002-2003 multiplied
33 by the then current class 2 tax rate;

34 (c) for tax year 2037-2038, the exemption benefit shall equal sixty
35 percent of the difference between the then current building assessed
36 value and the building assessed value in tax year 2002-2003 multiplied
37 by the then current class 2 tax rate;

38 (d) for tax year 2038-2039, the exemption benefit shall equal forty
39 percent of the difference between the then current building assessed
40 value and the building assessed value in tax year 2002-2003 multiplied
41 by the then current class 2 tax rate;

42 (e) for tax year 2039-2040, the exemption benefit shall equal twenty
43 percent of the difference between the then current building assessed
44 value and the building assessed value in tax year 2002-2003 multiplied
45 by the then current class 2 tax rate.

46 4. For all tax years prior to the tax year in which this act takes
47 effect, all exemption benefits created pursuant to subdivisions two and
48 three of this section shall result in the creation of credits. The total
49 of all credits for tax years prior to the tax year in which this act
50 takes effect shall be applied by the New York city department of finance
51 to reduce taxes for the remainder of the benefit period, beginning in
52 the first tax year in which this act takes effect through tax year
53 2039-2040.

54 5. The New York city department of housing preservation and develop-
55 ment is hereby empowered to grant an extension of the period of
56 completion for any project described in subdivision one of this section,

1 where construction commenced in 2011, if such alterations or improve-
2 ments are completed within 96 months from commencement of construction;
3 provided that such conversion, alterations or improvements shall in any
4 event be completed prior to December 31, 2019.

5 § 2. This act shall take effect immediately.