

STATE OF NEW YORK

6762

2017-2018 Regular Sessions

IN SENATE

June 16, 2017

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

AN ACT to amend the real property tax law, in relation to exemption from taxation for certain energy systems

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

1 Section 1. The section heading and subdivisions 2, 3 and 4 of section
2 487 of the real property tax law, as amended by chapter 515 of the laws
3 of 2002, subdivision 2 as amended by section 3 of part P of chapter 57
4 of the laws of 2016, are amended to read as follows:

5 Exemption from taxation for certain [~~solar or wind energy systems or~~
6 ~~farm waste~~] energy systems.

7 2. Real property which includes a solar or wind energy system [~~or~~],
8 farm waste energy system, micro-hydroelectric energy system, fuel cell
9 electric generating system, combined heat and power generating equipment
10 system, or electric energy storage equipment and electric energy storage
11 system approved in accordance with the provisions of this section shall
12 be exempt from taxation to the extent of any increase in the value there-
13 of by reason of the inclusion of such solar or wind energy system [~~or~~],
14 farm waste energy system, micro-hydroelectric energy system, fuel cell
15 electric generating system, combined heat and power generating equipment
16 system, or electric energy storage equipment and electric energy storage
17 system for a period of fifteen years. When a solar or wind energy
18 system or components thereof [~~or~~], farm waste energy system, micro-hy-
19 droelectric energy system, fuel cell electric generating system,
20 combined heat and power generating equipment system, or electric energy
21 storage equipment and electric energy storage system also serve as part
22 of the building structure, the increase in value which shall be exempt
23 from taxation shall be equal to the assessed value attributable to such
24 system or components multiplied by the ratio of the incremental cost of
25 such system or components to the total cost of such system or compo-

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

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1 nents. The exemption provided by this section is inapplicable to any
2 structure that satisfies the requirements for exemption under section
3 four hundred eighty-three-e of this title.

4 3. The president of the authority shall provide definitions and guide-
5 lines for the eligibility for exemption of the solar and wind energy
6 equipment and systems ~~[and]~~, farm waste energy equipment and systems,
7 micro-hydroelectric equipment and systems, fuel cell electric generating
8 equipment and systems, combined heat and power generating equipment and
9 systems and electric energy storage equipment and electric energy stor-
10 age system described in paragraphs (a) ~~[and]~~, (b), (e), (f), (g), (h),
11 (i), (j), (k), (l), (m) and (n) of subdivision one of this section.

12 4. No solar or wind energy system ~~[ex]~~, farm waste energy system,
13 micro-hydroelectric energy system, fuel cell electric generating system,
14 combined heat and power generating equipment system, or electric energy
15 storage equipment and electric energy storage system shall be entitled
16 to any exemption from taxation under this section unless such system
17 meets the guidelines set by the president of the authority and all other
18 applicable provisions of law.

19 § 2. Subdivision 1 of section 487 of the real property tax law is
20 amended by adding eight new paragraphs (g), (h), (i), (j), (k), (l), (m)
21 and (n) to read as follows:

22 (g) "Micro-hydroelectric energy equipment" means any energy storage
23 device, penstock, turbine, generator and other materials, hardware and
24 equipment necessary to the process by which the flow of stream or river
25 water or water from other water bodies is (i) converted into electrical
26 energy; (ii) protected from unnecessary dissipation; and (iii) distrib-
27 uted. It does not include pipes, controls, insulation or other equipment
28 which are part of the normal heating, cooling, or insulation system of a
29 building. It does not include insulated glazing or insulation to the
30 extent that such materials exceed the energy efficiency standards estab-
31 lished by law.

32 (h) "Micro-hydroelectric energy system" means an arrangement or combi-
33 nation of micro-hydroelectric energy equipment designed to provide elec-
34 trical energy by the use of flowing water. It does not include pipes,
35 controls, insulation or other equipment which are part of the normal
36 heating, cooling, or insulation system of a building. It does not
37 include insulated glazing or insulation to the extent that such materi-
38 als exceed the energy efficiency standards established by law.

39 (i) "Fuel cell electric generating equipment" means a solid oxide,
40 molten carbonate, proton exchange membrane or phosphoric acid fuel cell
41 with a combined rated capacity of not more than two thousand kilowatts.
42 It does not include insulated glazing or insulation to the extent that
43 such materials exceed the energy efficiency standards established by
44 law.

45 (j) "Fuel cell electric generating system" means an arrangement or
46 combination of equipment designed to produce electrical energy through
47 reaction of chemicals, including but not limited to hydrogen, oxygen,
48 methane and natural gas.

49 (k) "Combined heat and power generating equipment" means an inte-
50 grated, cogenerating building heating and electrical power generation
51 system serving a residential or commercial customer, located at such
52 customer's premises, operating on any fuel and of any applicable engine,
53 fuel cell or other technology with a rated capacity of at least one
54 kilowatt and not more than fifteen megawatts electric and any thermal
55 output that has a design total fuel use efficiency in the production of
56 heat and electricity of not less than sixty percent, and annually

1 produces at least two thousand kilowatt hours of useful energy in the
2 form of electricity that may work in combination with supplemental or
3 parallel conventional heating systems, that is manufactured, installed
4 and operated in accordance with applicable government and industry stan-
5 dards, that is connected to the electric system and operated in conjunc-
6 tion with an electric corporation's transmission and distribution facil-
7 ities. It does not include pipes, controls, insulation or other
8 equipment which are part of the normal heating, cooling, or insulation
9 system of a building. It does not include insulated glazing or insu-
10 lation to the extent that such materials exceed the energy efficiency
11 standards established by law.

12 (l) "Combined heat and power generating equipment system" means an
13 arrangement or combination of equipment designed to produce electrical
14 energy and heat for a residential or commercial customer on such custom-
15 er's premises.

16 (m) "Electric energy storage equipment" means a set of technologies
17 capable of storing electric energy and releasing that energy as electric
18 power at a later time. Electric energy storage technologies may store
19 energy as potential, kinetic, chemical or thermal energy, that can be
20 released as electric power and include, but are not limited to, various
21 types of batteries, flywheels, electrochemical capacitors, compressed
22 air storage and thermal storage devices.

23 (n) "Electric energy storage system" means an arrangement or combina-
24 tion of equipment designed to store electrical energy in electric energy
25 storage equipment and release electric power at a later time.

26 § 3. Subdivision 5 of section 487 of the real property tax law, as
27 amended by chapter 344 of the laws of 2014, is amended to read as
28 follows:

29 5. The exemption granted pursuant to this section shall only be appli-
30 cable to (a) solar or wind energy systems or farm waste energy systems
31 which are ~~(a)~~ (i) existing or constructed prior to July first, nine-
32 teen hundred eighty-eight or ~~(b)~~ (ii) constructed subsequent to Janu-
33 ary first, nineteen hundred ninety-one and prior to January first, two
34 thousand twenty-five, and (b) micro-hydroelectric energy systems, fuel
35 cell electric generating systems, combined heat and power generating
36 equipment systems, or electric energy storage equipment or electric
37 energy storage system which are constructed subsequent to January first,
38 two thousand eighteen and prior to January first, two thousand twenty-
39 five.

40 § 4. Paragraph (a) of subdivision 8 of section 487 of the real proper-
41 ty tax law, as amended by chapter 344 of the laws of 2014, is amended to
42 read as follows:

43 (a) Notwithstanding the provisions of subdivision two of this section,
44 a county, city, town or village may by local law or a school district,
45 other than a school district to which article fifty-two of the education
46 law applies, may by resolution provide either (i) that no exemption
47 under this section shall be applicable within its jurisdiction with
48 respect to any solar or wind energy system or farm waste energy system
49 which began construction subsequent to January first, nineteen hundred
50 ninety-one or the effective date of such local law, ordinance or resol-
51 ution, whichever is later, and/or (ii) that no exemption under this
52 section shall be applicable within its jurisdiction with respect to any
53 micro-hydroelectric energy system, fuel cell electric generating system,
54 combined heat and power generating equipment system, or electric energy
55 storage equipment or electric energy storage system constructed subse-
56 quent to January first, two thousand eighteen or the effective date of

1 such local law, ordinance or resolution, whichever is later. A copy of
2 any such local law or resolution shall be filed with the commissioner
3 and with the president of the authority.

4 § 5. This act shall take effect January 1, 2018.