

# STATE OF NEW YORK

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3244

2017-2018 Regular Sessions

## IN SENATE

January 20, 2017

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

AN ACT to amend the civil practice law and rules, in relation to increasing the value of homesteads which are to be exempt from civil judgments

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

1 Section 1. Subdivisions (a), (d) and (e) of section 5206 of the civil  
2 practice law and rules, as amended by chapter 568 of the laws of 2010,  
3 are amended to read as follows:

4 (a) Exemption of homestead. Property of one of the following types,  
5 not exceeding ~~[ene]~~ two hundred fifty thousand dollars for the counties  
6 of Kings, Queens, New York, Bronx, Richmond, Nassau, Suffolk, Rockland,  
7 Westchester and Putnam; one hundred twenty-five thousand dollars for the  
8 counties of Dutchess, Albany, Columbia, Orange, Saratoga and Ulster; and  
9 seventy-five thousand dollars for the remaining counties of the state in  
10 value above liens and encumbrances, owned and occupied as a principal  
11 residence, is exempt from application to the satisfaction of a money  
12 judgment, unless the judgment was recovered wholly for the purchase  
13 price thereof:

- 14 1. a lot of land with a dwelling thereon,
- 15 2. shares of stock in a cooperative apartment corporation,
- 16 3. units of a condominium apartment, or
- 17 4. a mobile home.

18 But no exempt homestead shall be exempt from taxation or from sale for  
19 non-payment of taxes or assessments.

20 (d) Exemption of homestead exceeding ~~[ene]~~ two hundred fifty thousand  
21 dollars in value for the counties of Kings, Queens, New York, Bronx,  
22 Richmond, Nassau, Suffolk, Rockland, Westchester and Putnam; one hundred  
23 twenty-five thousand dollars for the counties of Dutchess, Albany,  
24 Columbia, Orange, Saratoga and Ulster; and seventy-five thousand dollars

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

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1 for the remaining counties of the state. The exemption of a homestead is  
2 not void because the value of the property exceeds one hundred fifty  
3 thousand dollars for the counties of Kings, Queens, New York, Bronx,  
4 Richmond, Nassau, Suffolk, Rockland, Westchester and Putnam; one hundred  
5 twenty-five thousand dollars for the counties of Dutchess, Albany,  
6 Columbia, Orange, Saratoga and Ulster; and seventy-five thousand dollars  
7 for the remaining counties of the state but the lien of a judgment  
8 attaches to the surplus.

9 (e) Sale of homestead exceeding [~~one~~] two hundred fifty thousand  
10 dollars for the counties of Kings, Queens, New York, Bronx, Richmond,  
11 Nassau, Suffolk, Rockland, Westchester and Putnam; one hundred twenty-  
12 five thousand dollars for the counties of Dutchess, Albany, Columbia,  
13 Orange, Saratoga and Ulster; and seventy-five thousand dollars for the  
14 remaining counties of the state in value. A judgment creditor may  
15 commence a special proceeding in the county in which the homestead is  
16 located against the judgment debtor for the sale, by a sheriff or  
17 receiver, of a homestead exceeding [~~one~~] two hundred fifty thousand  
18 dollars for the counties of Kings, Queens, New York, Bronx, Richmond,  
19 Nassau, Suffolk, Rockland, Westchester and Putnam; one hundred twenty-  
20 five thousand dollars for the counties of Dutchess, Albany, Columbia,  
21 Orange, Saratoga and Ulster; and seventy-five thousand dollars for the  
22 remaining counties of the state in value. The court may direct that the  
23 notice of petition be served upon any other person. The court, if it  
24 directs such a sale, shall so marshal the proceeds of the sale that the  
25 right and interest of each person in the proceeds shall correspond as  
26 nearly as may be to his right and interest in the property sold. Money,  
27 not exceeding [~~one~~] two hundred fifty thousand dollars for the counties  
28 of Kings, Queens, New York, Bronx, Richmond, Nassau, Suffolk, Rockland,  
29 Westchester and Putnam; one hundred twenty-five thousand dollars for the  
30 counties of Dutchess, Albany, Columbia, Orange, Saratoga and Ulster; and  
31 seventy-five thousand dollars for the remaining counties of the state,  
32 paid to a judgment debtor, as representing his interest in the proceeds,  
33 is exempt for one year after the payment, unless, before the expiration  
34 of the year, he acquires an exempt homestead, in which case, the  
35 exemption ceases with respect to so much of the money as was not  
36 expended for the purchase of that property; and the exemption of the  
37 property so acquired extends to every debt against which the property  
38 sold was exempt. Where the exemption of property sold as prescribed in  
39 this subdivision has been continued after the judgment debtor's death,  
40 or where he dies after the sale and before payment to him of his portion  
41 of the proceeds of the sale, the court may direct that portion of the  
42 proceeds which represents his interest be invested for the benefit of  
43 the person or persons entitled to the benefit of the exemption, or be  
44 otherwise disposed of as justice requires.

45 § 2. This act shall take effect immediately and shall be deemed to  
46 have been in full force and effect on and after August 30, 2005.