

# STATE OF NEW YORK

1711

2019-2020 Regular Sessions

## IN ASSEMBLY

January 16, 2019

Introduced by M. of A. QUART -- Multi-Sponsored by -- M. of A. MOSLEY --  
read once and referred to the Committee on Real Property Taxation

AN ACT to amend the real property tax law, in relation to requiring real  
property to be assessed using a fair comparative

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

1 Section 1. Paragraph (a) of subdivision 1 of section 581 of the real  
2 property tax law, as amended by chapter 223 of the laws of 1989, is  
3 amended to read as follows:

4 (a) Notwithstanding any other provision of law, real property owned or  
5 leased by a cooperative corporation or on a condominium basis shall be  
6 assessed for purposes of this chapter at a sum not exceeding the assess-  
7 ment which would be placed upon such parcel were the parcel not owned or  
8 leased by a cooperative corporation or on a condominium basis. In a  
9 special assessing unit that is a city, nothing in this section shall be  
10 construed to require the use of rent-regulated properties as comparison  
11 properties for assessment purposes. For the purpose of this paragraph  
12 only, the term "rent-regulated properties" shall mean housing accommo-  
13 dations which are subject to the regulations and control of residential  
14 rents and evictions pursuant to the emergency housing rent control law,  
15 the local emergency housing rent control act, the emergency tenant  
16 protection act of nineteen seventy-four, the New York city rent and  
17 rehabilitation law or the New York city rent stabilization law of nine-  
18 teen hundred sixty-nine. For the purpose of this paragraph only, the  
19 term "comparison properties" shall mean any real property considered by  
20 an assessor to be sufficiently similar to a subject property to be  
21 compared to it to determine the subject property's assessment.

22 § 2. This act shall take effect immediately.

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

LBD01366-01-9