# STATE OF NEW YORK

3121

2021-2022 Regular Sessions

# IN ASSEMBLY

January 22, 2021

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

AN ACT to amend the real property tax law, in relation to increasing the amount of the exemption permitted for capital improvements to residential buildings

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

Section 1. Subparagraph (iii) of paragraph (a) of subdivision 2 of section 421-f of the real property tax law, as amended by chapter 590 of the laws of 1994, is amended to read as follows:

(iii) [~~Such~~] **For exemptions granted pursuant to this section and authorized by a local law or resolution adopted prior to January first, two thousand twenty-two, such** exemption shall be limited to eighty thousand dollars in increased market value, or such other sum less than eighty thousand dollars, but not less than five thousand dollars as may be provided by the local law or resolution, of the property attributable to such reconstruction, alteration or improvement and any increase in market value greater than such amount shall not be eligible for the exemption pursuant to this section. **For exemptions granted pursuant to this section and authorized by a local law or resolution adopted on or after January first, two thousand twenty-two, such exemption shall be limited to two hundred thousand dollars in increased market value, or such other sum less than two hundred thousand dollars, but not less than five thousand dollars as may be provided by the local law or resolution, of the property attributable to such reconstruction, alteration or improvement and any increase in market value greater than such amount shall not be eligible for the exemption pursuant to this section.** For the purposes of this section, the market value of the reconstruction, alteration or improvement shall be equal to the increased assessed value attributable to such reconstruction, alteration or improvement divided by the class I ratio in a special assessing unit or the most recently

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

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established state equalization rate or special equalization rate in the remainder of the state, except where the state equalization rate or special equalization rate equals or exceeds ninety-five percent, in which case the increase in assessed value attributable to such reconstruction, alteration or improvement shall be deemed to equal the market value of such reconstruction, alteration or improvement.

§ 2. This act shall take effect immediately.