

STATE OF NEW YORK

716

2021-2022 Regular Sessions

IN SENATE

(Prefiled)

January 6, 2021

Introduced by Sen. GOUNARDES -- read twice and ordered printed, and when printed to be committed to the Committee on Local Government

AN ACT to amend the real property tax law and the administrative code of the city of New York, in relation to enacting the coronavirus property tax relief act

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

1 Section 1. This act shall be known as the "coronavirus property tax
2 relief act".
3 § 2. For the purposes of this act, "economic hardship due to COVID-19"
4 shall mean any hardship determined by the commissioner of finance of the
5 city of New York to be related to the outbreak of the novel coronavirus
6 COVID-19, including but not limited to a loss of rental income, death or
7 illness due to COVID-19 of an immediate family member or a fellow prop-
8 erty owner which has caused a hardship, loss of employment income due to
9 the place of employment's compliance with government ordered
10 restrictions due to COVID-19, loss of investment income due to the
11 economic contraction caused by COVID-19, or any other qualifying event
12 the commissioner determines to be related to COVID-19.
13 § 3. Subdivision 2 of section 925-a of the real property tax law, as
14 amended by chapter 522 of the laws of 2007, is amended to read as
15 follows:
16 2. Notwithstanding any provision of law to the contrary, during a
17 state disaster emergency as defined by section twenty of the executive
18 law, the governor may, by executive order issued upon the request of the
19 chief executive officer of a county, city, town, village or school
20 district in the affected area, extend by up to twenty-one days the final
21 date for paying taxes without interest or penalty in such county, city,
22 town, village or school district. If such an extension is granted, and
23 any taxes are not paid by the final date so provided, those taxes shall

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

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1 be subject to the same interest and penalties that would have applied if
2 no extension had been granted. Notwithstanding the provisions of this
3 subdivision, the chief executive officer of each locality granted an
4 extension in executive order 202.22 of the year two thousand twenty may
5 choose to waive such interest and penalties if such taxes are not paid
6 by the final date.

7 § 4. Subdivision f of section 11-224 of the administrative code of the
8 city of New York is amended to read as follows:

9 f. If any tax on real estate which shall become due and payable at any
10 time on or after July first, nineteen hundred seventy-nine, shall remain
11 unpaid in whole or in part on the fifteenth day following the date on
12 which the same shall become due and payable, or if any tax on real
13 estate which became due and payable prior to July first, nineteen
14 hundred seventy-nine shall remain unpaid on that date, the commissioner
15 of finance shall charge, receive and collect interest upon the amount of
16 such tax or such part thereof remaining unpaid, to be calculated, in the
17 case of any tax which shall become due and payable on or after July
18 first, nineteen hundred seventy-nine, from the day on which such tax or
19 such part thereof became due and payable, and in the case of any tax
20 which became due and payable prior to July first, nineteen hundred
21 seventy-nine, from July first, nineteen hundred seventy-nine, to the
22 date of payment at the rate of seven per centum per annum if the annual
23 tax on a parcel is two thousand seven hundred fifty dollars or less, and
24 at the rate of fifteen per centum per annum if the annual tax on a
25 parcel is more than two thousand seven hundred fifty dollars or, irre-
26 spective of the annual tax, if a parcel consists of vacant or unimproved
27 land. Any interest accrued prior to July first, nineteen hundred seven-
28 ty-nine, pursuant to the preceding subdivisions of this section shall be
29 unaffected by the provisions of this subdivision.

30 Notwithstanding the provisions of this section, the commissioner of
31 finance shall charge no interest on the tax which remains unpaid, in
32 whole or in part, on the fifteenth day following the date on which the
33 same shall become due and payable, if the owner of the parcel has
34 suffered an economic hardship due to COVID-19, as such term is defined
35 by the chapter of the laws of two thousand twenty-one which amended this
36 subdivision.

37 § 5. Section 11-224.1 of the administrative code of the city of New
38 York is amended by adding a new subdivision (h) to read as follows:

39 (h) The interest described by this section shall not be imposed on any
40 unpaid real property tax if the owner of such property has suffered an
41 economic hardship due to COVID-19, as such term is defined by the chap-
42 ter of the laws of two thousand twenty-one which added this subdivision.

43 § 6. This act shall take effect on the ninetieth day after it shall
44 have become a law. Effective immediately, the commissioner of finance of
45 the city of New York is authorized and directed to promulgate any rule
46 or regulation necessary for the implementation of this act on or before
47 such effective date. Any penalty or interest which accrued prior to the
48 effective date of this act which is waived or prohibited pursuant to
49 this act shall be refunded to the property owner.