STATE OF NEW YORK

2900--A

2023-2024 Regular Sessions

IN ASSEMBLY

February 1, 2023

Introduced by M. of A. GALLAGHER, L. ROSENTHAL, ZINERMAN, REYES, GONZALEZ-ROJAS, JACKSON, DINOWITZ, EPSTEIN, SIMON, GLICK, KELLES, CARROLL, SIMONE -- read once and referred to the Committee on Housing -- recommitted to the Committee on Housing in accordance with Assembly Rule 3, sec. 2 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the real property tax law, in relation to directing the city comptroller of the city of New York to conduct annual audits of compliance with the affordable New York housing program

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

Section 1. Section 421-a of the real property tax law is amended by adding a new subdivision 18 to read as follows:

18. The city comptroller of the city of New York shall conduct an annual audit of the affordable New York housing program established pursuant to this section to measure compliance with the requirements of this section. The audit shall review properties which receive benefits pursuant to the affordable New York housing program to confirm that owners of such properties are complying with the rent registration, affordability, rent stabilization and application requirements of such program. The audit shall also review units within the geographic exclusion area, including any expanded geographic exclusion areas, such as the one added in two thousand seven, to ensure compliance with the affordability requirements. The city comptroller of the city of New York shall publish the results of the audit annually on or before December thirty-first and shall make such results publicly available on the comptroller's website. The initial audit shall be completed by the city comptroller of the city of New York and shall include all properties which are receiving or have received benefits pursuant to the affordable New York housing program or prior programs established pursuant to this section; provided, however, that all subsequent audits need

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

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only include properties which received benefits during the prior year. The final audit of the program shall be submitted one year after the last property subject to rent registration, affordability, rent stabilization and application requirements of the program is no longer subject to such requirements. Notwithstanding any law to the contrary, the division shall cooperate with the comptroller of the city of New York to provide any documents or information necessary to verify compliance with rent stabilization, registration, or affordability requirements required by audits authorized by this subdivision.

§ 2. This act shall take effect immediately.