

# STATE OF NEW YORK

---

445

2023-2024 Regular Sessions

## IN ASSEMBLY

January 9, 2023

---

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

AN ACT to amend the real property tax law, in relation to the distrib-  
ution of affordable units in certain projects

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

1 Section 1. Subdivision 7 of section 421-a of the real property tax law  
2 is amended by adding three new paragraphs (h), (i) and (j) to read as  
3 follows:

4 (h) Affordable units must be proportionally dispersed throughout the  
5 project and may not be concentrated in certain floors or areas of a  
6 building or buildings.

7 (i) Affordable units must have equal access to common spaces, amen-  
8 ities, and ingress and egress as market-rate units.

9 (j) Within a city having a population of one million or more, the city  
10 council may, by majority vote, waive the requirements of paragraphs (h)  
11 and (i) of this subdivision for any project.

12 § 2. This act shall take effect immediately and shall apply to  
13 projects that commence construction after such effective date.

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

LBD00850-01-3