

# STATE OF NEW YORK

3252--A

Cal. No. 845

2023-2024 Regular Sessions

## IN SENATE

January 30, 2023

Introduced by Sens. LIU, CHU -- read twice and ordered printed, and when printed to be committed to the Committee on Cities 1 -- reported favorably from said committee, ordered to first and second report, ordered to a third reading, amended and ordered reprinted, retaining its place in the order of third reading

AN ACT to amend the real property tax law, in relation to extending certain provisions relating to a partial tax abatement for residential real property held in the cooperative or condominium form of ownership in a city having a population of one million or more

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

1 Section 1. Paragraphs (a) and (b) of subdivision 2 of section 467-a of  
2 the real property tax law, as amended by chapter 184 of the laws of  
3 2021, are amended to read as follows:  
4 (a) In a city having a population of one million or more, dwelling  
5 units owned by unit owners who, as of the applicable taxable status  
6 date, own no more than three dwelling units in any one property held in  
7 the condominium form of ownership, shall be eligible to receive a  
8 partial abatement of real property taxes, as set forth in paragraphs  
9 (c), (d), (d-1), (d-2), (d-3), (d-4), (d-5) and (d-6) of this subdivi-  
10 sion; provided, however, that a property held in the condominium form of  
11 ownership that is receiving complete or partial real property tax  
12 exemption or tax abatement pursuant to any other provision of this chap-  
13 ter or any other state or local law, except as provided in paragraph (f)  
14 of this subdivision, shall not be eligible to receive a partial abate-  
15 ment pursuant to this section; and provided, further, that sponsors  
16 shall not be eligible to receive a partial abatement pursuant to this  
17 section; and provided, further, that in the fiscal years commencing in  
18 calendar years two thousand twelve through two thousand ~~twenty-two~~  
19 twenty-six no more than a maximum of three dwelling units owned by any  
20 unit owner in a single building, one of which must be the primary resi-

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

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dence of such unit owner, shall be eligible to receive a partial abatement pursuant to paragraphs (d-1), (d-2), (d-3) and (d-4) of this subdivision.

(b) In a city having a population of one million or more, dwelling units owned by tenant-stockholders who, as of the applicable taxable status date, own no more than three dwelling units in any one property held in the cooperative form of ownership, shall be eligible to receive a partial abatement of real property taxes, as set forth in paragraphs (c), (d), (d-1), (d-2), (d-3), (d-4), (d-5) and (d-6) of this subdivision; provided, however, that a property held in the cooperative form of ownership that is receiving complete or partial real property tax exemption or tax abatement pursuant to any other provision of this chapter or any other state or local law, except as provided in paragraph (f) of this subdivision, shall not be eligible to receive a partial abatement pursuant to this section; and provided, further, that sponsors shall not be eligible to receive a partial abatement pursuant to this section; and provided, further, that in the fiscal years commencing in calendar years two thousand twelve through two thousand ~~twenty-two~~ twenty-six no more than a maximum of three dwelling units owned by any tenant-stockholder in a single building, one of which must be the primary residence of such tenant-stockholder, shall be eligible to receive a partial abatement pursuant to paragraphs (d-1), (d-2), (d-3) and (d-4) of this subdivision. For purposes of this section, a tenant-stockholder of a cooperative apartment corporation shall be deemed to own the dwelling unit which is represented by his or her shares of stock in such corporation. Any abatement so granted shall be credited by the appropriate taxing authority against the tax due on the property as a whole. The reduction in real property taxes received thereby shall be credited by the cooperative apartment corporation against the amount of such taxes attributable to eligible dwelling units at the time of receipt.

§ 2. Paragraphs (d-1), (d-2), (d-3) and (d-4) of subdivision 2 of section 467-a of the real property tax law, as amended by chapter 184 of the laws of 2021, are amended to read as follows:

(d-1) In the fiscal years commencing in calendar years two thousand twelve, two thousand thirteen and two thousand fourteen, eligible dwelling units in property whose average unit assessed value is less than or equal to fifty thousand dollars shall receive a partial abatement of the real property taxes attributable to or due on such dwelling units of twenty-five percent, twenty-six and one-half percent and twenty-eight and one-tenth percent respectively. In the fiscal years commencing in calendar years two thousand fifteen through two thousand ~~twenty-two~~ twenty-six eligible dwelling units in property whose average unit assessed value is less than or equal to fifty thousand dollars shall receive a partial abatement of the real property taxes attributable to or due on such dwelling units of twenty-eight and one-tenth percent.

(d-2) In the fiscal years commencing in calendar years two thousand twelve, two thousand thirteen and two thousand fourteen, eligible dwelling units in property whose average unit assessed value is more than fifty thousand dollars, but less than or equal to fifty-five thousand dollars, shall receive a partial abatement of the real property taxes attributable to or due on such dwelling units of twenty-two and one-half percent, twenty-three and eight-tenths percent and twenty-five and two-tenths percent respectively. In the fiscal years commencing in calendar years two thousand fifteen through two thousand ~~twenty-two~~ twenty-six eligible dwelling units in property whose average unit assessed value is more than fifty thousand dollars, but less than or equal to fifty-five

1 thousand dollars, shall receive a partial abatement of the real property  
2 taxes attributable to or due on such dwelling units of twenty-five and  
3 two-tenths percent.

4 (d-3) In the fiscal years commencing in calendar years two thousand  
5 twelve, two thousand thirteen and two thousand fourteen, eligible dwell-  
6 ing units in property whose average unit assessed value is more than  
7 fifty-five thousand dollars, but less than or equal to sixty thousand  
8 dollars, shall receive a partial abatement of the real property taxes  
9 attributable to or due on such dwelling units of twenty percent, twen-  
10 ty-one and two-tenths percent, and twenty-two and five-tenths percent  
11 respectively. In the fiscal years commencing in calendar years two thou-  
12 sand fifteen through two thousand [~~twenty-two~~] twenty-six eligible  
13 dwelling units in property whose average unit assessed value is more  
14 than fifty-five thousand dollars, but less than or equal to sixty thou-  
15 sand dollars, shall receive a partial abatement of the real property  
16 taxes attributable to or due on such dwelling units of twenty-two and  
17 five-tenths percent.

18 (d-4) In the fiscal years commencing in calendar years two thousand  
19 twelve through two thousand [~~twenty-two~~] twenty-six, eligible dwelling  
20 units in property whose average unit assessed value is more than sixty  
21 thousand dollars shall receive a partial abatement of the real property  
22 taxes attributable to or due on such dwelling units of seventeen and  
23 one-half percent.

24 § 3. Paragraph (a) of subdivision 3 of section 467-a of the real prop-  
25 erty tax law, as amended by chapter 184 of the laws of 2021, is amended  
26 to read as follows:

27 (a) An application for an abatement pursuant to this section for the  
28 fiscal year commencing in calendar year nineteen hundred ninety-six  
29 shall be made no later than the fifteenth day of September, nineteen  
30 hundred ninety-six. An application for an abatement pursuant to this  
31 section for the fiscal year commencing in calendar year nineteen hundred  
32 ninety-seven shall be made no later than the first day of April, nine-  
33 teen hundred ninety-seven. An application for an abatement pursuant to  
34 this section for the fiscal year commencing in calendar year nineteen  
35 hundred ninety-eight shall be made no later than the first day of April,  
36 nineteen hundred ninety-eight. An application for an abatement pursuant  
37 to this section for the fiscal year commencing in calendar year nineteen  
38 hundred ninety-nine shall be made in accordance with this subdivision  
39 and subdivision three-a of this section. An application for an abatement  
40 pursuant to this section for the fiscal year commencing in calendar year  
41 two thousand shall be made no later than the fifteenth day of February,  
42 two thousand. An application for an abatement pursuant to this section  
43 for the fiscal year commencing in calendar year two thousand one shall  
44 be made in accordance with this subdivision and subdivision three-b of  
45 this section. An application for an abatement pursuant to this section  
46 for the fiscal year commencing in calendar year two thousand two shall  
47 be made no later than the fifteenth day of February, two thousand two.  
48 An application for an abatement pursuant to this section for the fiscal  
49 year commencing in calendar year two thousand three shall be made no  
50 later than the fifteenth day of February, two thousand three. An appli-  
51 cation for an abatement pursuant to this section for the fiscal year  
52 commencing in calendar year two thousand four shall be made in accord-  
53 ance with this subdivision and subdivision three-c of this section. An  
54 application for an abatement pursuant to this section for the fiscal  
55 year commencing in calendar year two thousand five shall be made no  
56 later than the fifteenth day of February, two thousand five. An applica-

1 tion for an abatement pursuant to this section for the fiscal year  
2 commencing in calendar year two thousand six shall be made no later than  
3 the fifteenth day of February, two thousand six. An application for an  
4 abatement pursuant to this section for the fiscal year commencing in  
5 calendar year two thousand seven shall be made no later than the  
6 fifteenth day of February, two thousand seven. An application for abate-  
7 ment pursuant to this section for the fiscal year commencing in calendar  
8 year two thousand eight shall be made in accordance with this subdivi-  
9 sion and subdivision three-d of this section. An application for an  
10 abatement pursuant to this section for the fiscal year commencing in  
11 calendar year two thousand nine shall be made no later than the  
12 fifteenth day of February, two thousand nine. An application for an  
13 abatement pursuant to this section for the fiscal year commencing in  
14 calendar year two thousand ten shall be made no later than the fifteenth  
15 day of February, two thousand ten. An application for an abatement  
16 pursuant to this section for the fiscal year commencing in calendar year  
17 two thousand eleven shall be made no later than the fifteenth day of  
18 February, two thousand eleven. An application for an abatement pursuant  
19 to this section for the fiscal years commencing in calendar years two  
20 thousand twelve and two thousand thirteen shall be made in accordance  
21 with subdivision three-e of this section. The date or dates by which  
22 applications for an abatement pursuant to this section shall be made for  
23 the fiscal years beginning in calendar years two thousand fourteen  
24 through two thousand [~~twenty-two~~ twenty-six] shall be established by the  
25 commissioner of finance by rule, provided that such date or dates shall  
26 not be later than the fifteenth day of February for such calendar years.  
27 § 4. This act shall take effect immediately.