

STATE OF NEW YORK

2224

2025-2026 Regular Sessions

IN ASSEMBLY

January 15, 2025

Introduced by M. of A. SIMON, ALVAREZ -- read once and referred to the
Committee on Housing

AN ACT to amend the real property tax law, in relation to requiring
affordable housing projects to calculate and only use the area median
income for the specific county that the project is located in for
determining affordability

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

- 1 Section 1. Subdivision 1 of section 421-a of the real property tax law
2 is amended by adding a new paragraph e to read as follows:
3 e. "Area Median Income (AMI)." Whenever calculating the affordability
4 of a project, AMI shall be based solely on the specific county where the
5 project shall be located.
6 § 2. All affordable housing projects, including, but not limited to,
7 421-a projects, shall only use the area median income (AMI) for the
8 specific county that the project is located in for determining affor-
9 dability.
10 § 3. This act shall take effect immediately.

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

LBD04855-01-5