

# STATE OF NEW YORK

5344

2025-2026 Regular Sessions

## IN ASSEMBLY

February 13, 2025

Introduced by M. of A. GLICK -- read once and referred to the Committee on Aging

AN ACT to amend the real property tax law, in relation to increasing the combined household income limit for eligibility for a senior citizen rent increase exemption (SCRIE), disability rent increase exemption (DRIE), senior citizen homeowners' exemption (SCHE), and disabled homeowners' exemption (DHE) on the basis of the consumer price index; to amend part U of chapter 55 of the laws of 2014, amending the real property tax law relating to the tax abatement and exemption for rent regulated and rent controlled property occupied by senior citizens, in relation to the effectiveness thereof; and to amend chapter 129 of the laws of 2014, amending the real property tax law relating to the tax abatement and exemption for rent regulated and rent controlled property occupied by persons with disabilities, in relation to the effectiveness thereof

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 3 of section 467-b of the  
2 real property tax law, paragraph a as amended by section 1 of part U of  
3 chapter 55 of the laws of 2014 and paragraph b as amended by chapter 129  
4 of the laws of 2014, are amended to read as follows:  
5 a. for a dwelling unit where the head of the household is a person  
6 sixty-two years of age or older, no tax abatement shall be granted if  
7 the combined income of all members of the household for the income tax  
8 year immediately preceding the date of making application exceeds four  
9 thousand dollars, or such other sum not more than twenty-five thousand  
10 dollars beginning July first, two thousand five, twenty-six thousand  
11 dollars beginning July first, two thousand six, twenty-seven thousand  
12 dollars beginning July first, two thousand seven, twenty-eight thousand  
13 dollars beginning July first, two thousand eight, twenty-nine thousand  
14 dollars beginning July first, two thousand nine, [~~and~~] fifty thousand

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

LBD04145-07-5

1 dollars beginning July first, two thousand fourteen, and sixty-seven  
2 thousand dollars beginning July first, two thousand twenty-five, as may  
3 be provided by the local law, ordinance or resolution adopted pursuant  
4 to this section, provided that when the head of the household retires  
5 before the commencement of such income tax year and the date of filing  
6 the application, the income for such year may be adjusted by excluding  
7 salary or earnings and projecting [~~his or her~~] such head of household's  
8 retirement income over the entire period of such year. The maximum  
9 income threshold provided for herein shall be increased by order of the  
10 commissioner of the state division of housing and community renewal to  
11 reflect any increase in the consumer price index for all urban consumers  
12 for all items as published by the United States bureau of labor statis-  
13 tics for the region in which the housing accommodation is located, as  
14 established for the most recent preceding calendar year as shall be  
15 published by the division of housing and community renewal no later than  
16 the first of July in any given year, provided that for New York city and  
17 any municipality that adopts a local law, ordinance or resolution  
18 providing for the abatement of taxes pursuant to this section in the  
19 counties of Dutchess, Nassau, Orange, Putnam, Rockland, Suffolk, and  
20 Westchester, such consumer price index shall be the New York-Newark-Jer-  
21 sey City, NY-NJ-PA consumer price index (CPI-U), and provided further  
22 that for any other municipality that adopts a local law, ordinance or  
23 resolution providing for the abatement of taxes pursuant to this  
24 section, such consumer price index shall be the Northeast Region consum-  
25 er price index.

26 b. for a dwelling unit where the head of the household qualifies as a  
27 person with a disability pursuant to subdivision five of this section,  
28 no tax abatement shall be granted if the combined income for all members  
29 of the household for the current income tax year exceeds [~~fifty~~] sixty-  
30 seven thousand dollars beginning July first, two thousand [~~fourteen~~]  
31 twenty-five, as may be provided by the local law, ordinance or resol-  
32 ution adopted pursuant to this section. The maximum income threshold  
33 provided for herein shall be increased by order of the commissioner of  
34 the state division of housing and community renewal to reflect any  
35 increase in the consumer price index for all urban consumers for all  
36 items as published by the United States bureau of labor statistics for  
37 the region in which the housing accommodation is located, as established  
38 for the most recent preceding calendar year as shall be published by the  
39 division of housing and community renewal no later than the first of  
40 July in any given year, provided that for New York city and any muni-  
41 city that adopts a local law, ordinance or resolution providing for  
42 the abatement of taxes pursuant to this section in the counties of  
43 Dutchess, Nassau, Orange, Putnam, Rockland, Suffolk, and Westchester,  
44 such consumer price index shall be the New York-Newark-Jersey City,  
45 NY-NJ-PA consumer price index (CPI-U), and provided further that for any  
46 other municipality that adopts a local law, ordinance or resolution  
47 providing for the abatement of taxes pursuant to this section, such  
48 consumer price index shall be the Northeast Region consumer price index.

49 § 2. Paragraphs d and m of subdivision 1 of section 467-c of the real  
50 property tax law, paragraph d as separately amended by chapters 188 and  
51 205 of the laws of 2005, subparagraph 1 of paragraph d as amended by  
52 section 2 of part U of chapter 55 of the laws of 2014 and paragraph m as  
53 amended by chapter 129 of the laws of 2014, are amended to read as  
54 follows:

55 d. "Eligible head of the household" means (1) a person or [~~his or her~~]  
56 such person's spouse who is sixty-two years of age or older and is enti-

1 tled to the possession or to the use and occupancy of a dwelling unit,  
2 provided, however, with respect to a dwelling which was subject to a  
3 mortgage insured or initially insured by the federal government pursuant  
4 to section two hundred thirteen of the National Housing Act, as amended  
5 "eligible head of the household" shall be limited to that person or [~~his~~  
6 ~~or her~~] such person's spouse who was entitled to possession or the use  
7 and occupancy of such dwelling unit at the time of termination of such  
8 mortgage, and whose income when combined with the income of all other  
9 members of the household, does not exceed six thousand five hundred  
10 dollars for the taxable period, or such other sum not less than sixty-  
11 five hundred dollars nor more than twenty-five thousand dollars begin-  
12 ning July first, two thousand five, twenty-six thousand dollars begin-  
13 ning July first, two thousand six, twenty-seven thousand dollars  
14 beginning July first, two thousand seven, twenty-eight thousand dollars  
15 beginning July first, two thousand eight, twenty-nine thousand dollars  
16 beginning July first, two thousand nine, [~~and~~] fifty thousand dollars  
17 beginning July first, two thousand fourteen, and sixty-seven thousand  
18 dollars beginning July first, two thousand twenty-five, as may be  
19 provided by local law; or (2) a person with a disability as defined in  
20 this subdivision. The maximum income threshold provided for herein  
21 shall be increased by order of the commissioner of the state division of  
22 housing and community renewal to reflect any increase in the consumer  
23 price index for all urban consumers for all items as published by the  
24 United States bureau of labor statistics for the region in which the  
25 housing accommodation is located, as established for the most recent  
26 preceding calendar year as shall be published by the division of housing  
27 and community renewal no later than the first of July in any given year,  
28 provided that for New York city and any municipality that adopts a local  
29 law, ordinance or resolution providing for the abatement of taxes pursu-  
30 ant to this section in the counties of Dutchess, Nassau, Orange, Putnam,  
31 Rockland, Suffolk, and Westchester, such consumer price index shall be  
32 the New York-Newark-Jersey City, NY-NJ-PA consumer price index (CPI-U),  
33 and provided further that for any other municipality that adopts a local  
34 law, ordinance or resolution providing for the abatement of taxes pursu-  
35 ant to this section, such consumer price index shall be the Northeast  
36 Region consumer price index.

37 m. "Person with a disability" means an individual who is currently  
38 receiving social security disability insurance (SSDI) or supplemental  
39 security income (SSI) benefits under the federal social security act or  
40 disability pension or disability compensation benefits provided by the  
41 United States department of veterans affairs or those previously eligi-  
42 ble by virtue of receiving disability benefits under the supplemental  
43 security income program or the social security disability program and  
44 currently receiving medical assistance benefits based on determination  
45 of disability as provided in section three hundred sixty-six of the  
46 social services law and whose income for the current income tax year,  
47 together with the income of all members of such individual's household,  
48 does not exceed [~~fifty~~] sixty-seven thousand dollars beginning July  
49 first, two thousand [~~fourteen~~] twenty-five, as may be provided by local  
50 law. The maximum income threshold provided for herein shall be  
51 increased by order of the commissioner of the state division of housing  
52 and community renewal to reflect any increase in the consumer price  
53 index for all urban consumers for all items as published by the United  
54 States bureau of labor statistics for the region in which the housing  
55 accommodation is located, as established for the most recent preceding  
56 calendar year as shall be published by the division of housing and

1 community renewal no later than the first of July in any given year,  
 2 provided that for New York city and any municipality that adopts a local  
 3 law, ordinance or resolution providing for the abatement of taxes pursu-  
 4 ant to this section in the counties of Dutchess, Nassau, Orange, Putnam,  
 5 Rockland, Suffolk, and Westchester, such consumer price index shall be  
 6 the New York-Newark-Jersey City, NY-NJ-PA consumer price index (CPI-U),  
 7 and provided further that for any other municipality that adopts a local  
 8 law, ordinance or resolution providing for the abatement of taxes pursu-  
 9 ant to this section, such consumer price index shall be the Northeast  
 10 Region consumer price index.

11 § 3. Subparagraph (i) of paragraph (a) of subdivision 3 of section 467  
 12 of the real property tax law, as amended by section 2 of part K of chap-  
 13 ter 59 of the laws of 2023, is amended to read as follows:

14 (i) if the income of the owner or the combined income of the owners of  
 15 the property for the applicable income tax year exceeds the sum of three  
 16 thousand dollars, or such other sum not less than three thousand dollars  
 17 nor more than [~~fifty~~ sixty-seven thousand dollars beginning July first,  
 18 two thousand twenty-five, as may be provided by the local law, ordinance  
 19 or resolution adopted pursuant to this section. The maximum income  
 20 threshold provided for herein shall be increased by order of the commis-  
 21 sioner to reflect any increase in the consumer price index for all urban  
 22 consumers for all items as published by the United States bureau of  
 23 labor statistics for the region in which the housing accommodation is  
 24 located, as established for the most recent preceding calendar year as  
 25 shall be published by the division of housing and community renewal no  
 26 later than the first of July in any given year, provided that for New  
 27 York city and any municipality that adopts a local law, ordinance or  
 28 resolution providing for the abatement of taxes pursuant to this section  
 29 in the counties of Dutchess, Nassau, Orange, Putnam, Rockland, Suffolk,  
 30 and Westchester, such consumer price index shall be the New York-Ne-  
 31 wark-Jersey City, NY-NJ-PA consumer price index (CPI-U), and provided  
 32 further that for any other municipality that adopts a local law, ordi-  
 33 nance or resolution providing for the abatement of taxes pursuant to  
 34 this section, such consumer price index shall be the Northeast Region  
 35 consumer price index.

36 § 4. Subparagraph (i) of paragraph (a) of subdivision 5 of section  
 37 459-c of the real property tax law, as amended by section 8 of part K of  
 38 chapter 59 of the laws of 2023, is amended to read as follows:

39 (i) if the income of the owner or the combined income of the owners of  
 40 the property for the applicable income tax year exceeds the sum of three  
 41 thousand dollars, or such other sum not less than three thousand dollars  
 42 nor more than [~~fifty~~ sixty-seven thousand dollars beginning July first,  
 43 two thousand twenty-five, as may be provided by the local law or resolu-  
 44 tion adopted pursuant to this section. The maximum income threshold  
 45 provided for herein shall be increased by order of the commissioner to  
 46 reflect any increase in the consumer price index for all urban consumers  
 47 for all items as published by the United States bureau of labor statis-  
 48 tics for the region in which the housing accommodation is located, as  
 49 established for the most recent preceding calendar year as shall be  
 50 published by the division of housing and community renewal no later than  
 51 the first of July in any given year, provided that for New York city and  
 52 any municipality that adopts a local law, ordinance or resolution  
 53 providing for the abatement of taxes pursuant to this section in the  
 54 counties of Dutchess, Nassau, Orange, Putnam, Rockland, Suffolk, and  
 55 Westchester, such consumer price index shall be the New York-Newark-Jer-  
 56 sey City, NY-NJ-PA consumer price index (CPI-U), and provided further

1 that for any other municipality that adopts a local law, ordinance or  
2 resolution providing for the abatement of taxes pursuant to this  
3 section, such consumer price index shall be the Northeast Region consum-  
4 er price index.

5 § 5. Section 4 of part U of chapter 55 of the laws of 2014, amending  
6 the real property tax law relating to the tax abatement and exemption  
7 for rent regulated and rent controlled property occupied by senior citi-  
8 zens, as amended by chapter 144 of the laws of 2024, is amended to read  
9 as follows:

10 § 4. This act shall take effect July 1, 2014[, ~~and sections one and~~  
11 ~~two of this act shall expire and be deemed repealed June 30, 2026,~~  
12 ~~provided that the amendment to section 467 b of the real property tax~~  
13 ~~law made by section one of this act shall not affect the expiration of~~  
14 ~~such section and shall be deemed to expire therewith].~~

15 § 6. Section 4 of chapter 129 of the laws of 2014, amending the real  
16 property tax law relating to the tax abatement and exemption for rent  
17 regulated and rent controlled property occupied by persons with disabil-  
18 ities, as amended by chapter 144 of the laws of 2024, is amended to read  
19 as follows:

20 § 4. This act shall take effect July 1, 2014 [~~provided, however, that:~~

21 ~~(a) the amendments to paragraph b of subdivision 3 of section 467 b of~~  
22 ~~the real property tax law made by section one of this act shall be~~  
23 ~~subject to the expiration and reversion of such subdivision pursuant to~~  
24 ~~section 17 of chapter 576 of the laws of 1974, as amended, when upon~~  
25 ~~such date the provisions of section two of this act shall take effect,~~  
26 ~~and~~

27 ~~(b) nothing contained in this act shall be construed so as to extend~~  
28 ~~the provisions of this act beyond June 30, 2026, when upon such date~~  
29 ~~this act shall expire and the provisions contained in this act shall be~~  
30 ~~deemed repealed].~~

31 § 7. This act shall take effect immediately.