

STATE OF NEW YORK

10365

IN SENATE

May 15, 2026

Introduced by Sen. LIU -- read twice and ordered printed, and when printed to be committed to the Committee on Cities 1

AN ACT to amend the real property tax law, in relation to extending certain deadlines for purposes of the green roof tax abatement for certain properties in a city of one million or more persons

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

1 Section 1. Paragraphs (b), (c) and (d) of subdivision 1 of section
2 499-bbb of the real property tax law, as amended by chapter 154 of the
3 laws of 2024, are amended to read as follows:

4 (b) The total amount of such tax abatement commencing on or after July
5 first, two thousand fourteen and ending on or before June thirtieth, two
6 thousand [~~twenty-seven~~ thirty-one, shall be ten dollars per square foot
7 of a green roof pursuant to an approved application for tax abatement;
8 provided, however, that the amount of such tax abatement shall not
9 exceed two hundred thousand dollars. To the extent the amount of such
10 tax abatement exceeds the total tax liability in any tax year, any
11 remaining amount may be applied to the tax liability in succeeding tax
12 years, provided that such abatement must be applied within five years of
13 the tax year in which the tax abatement was initially taken.

14 (c) Notwithstanding paragraph (b) of this subdivision, property
15 located within specifically designated New York city community
16 districts, selected by an agency designated by the mayor of the city of
17 New York pursuant to subdivision five of this section, shall receive an
18 enhanced tax abatement for any green roof. The total amount of such
19 enhanced tax abatement commencing on or after July first, two thousand
20 nineteen and ending on or before June thirtieth, two thousand [~~twenty-~~
21 ~~seven~~ thirty-one, shall be fifteen dollars per square foot of a green
22 roof pursuant to an approved application for enhanced tax abatement:
23 provided, however, that the amount of such enhanced tax abatement shall
24 not exceed two hundred thousand dollars. To the extent the amount of
25 such enhanced tax abatement exceeds the total tax liability in any tax
26 year, any remaining amount may be applied to the tax liability in
27 succeeding tax years, provided that such abatement must be applied with-

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

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1 in five years of the tax year in which the tax abatement was initially
2 taken.

3 (d) Notwithstanding paragraph (b) or (c) of this subdivision, the
4 aggregate amount of tax abatements allowed under this subdivision for
5 the tax year commencing July first, two thousand fourteen and ending
6 June thirtieth, two thousand fifteen shall be a maximum of seven hundred
7 fifty thousand dollars, and the aggregate amount of tax abatements
8 allowed under this subdivision for any tax year commencing on or after
9 July first, two thousand fifteen and ending on or before June thirtieth,
10 two thousand [~~twenty-seven~~ thirty-one shall be a maximum of four
11 million dollars. No tax abatements shall be allowed under this subdivi-
12 sion for any tax year commencing on or after July first, two thousand
13 [~~twenty-seven~~ thirty-one.

14 § 2. Subdivision 1 of section 499-ccc of the real property tax law, as
15 amended by chapter 154 of the laws of 2024, is amended to read as
16 follows:

17 1. To obtain a tax abatement pursuant to this title, an applicant must
18 file an application for tax abatement, which may be filed on or after
19 January first, two thousand nine, and on or before March fifteenth, two
20 thousand [~~twenty-six~~ thirty.

21 § 3. This act shall take effect immediately.