

# STATE OF NEW YORK

1735

2025-2026 Regular Sessions

## IN SENATE

January 13, 2025

Introduced by Sen. FAHY -- read twice and ordered printed, and when printed to be committed to the Committee on Local Government

AN ACT to amend the real property tax law, in relation to exemptions granted for alterations or rehabilitation

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

1 Section 1. Paragraph (b) of subdivision 2 of section 444-a of the real  
2 property tax law, as added by chapter 183 of the laws of 1997, is  
3 amended to read as follows:

4 (b) No such exemption shall be granted for such alterations or reha-  
5 bilitation unless:

6 (i) Such property has been designated as a landmark, or is a property  
7 that contributes to the character of an historic district, created by a  
8 local law passed pursuant to section ninety-six-a or one hundred nine-  
9 teen-dd of the general municipal law;

10 (ii) [~~Alterations or rehabilitation must be made for means of historic~~  
11 ~~preservation;~~

12 ~~(iii) Such alterations or rehabilitation of historic property meet~~  
13 ~~guidelines and review standards in the local preservation law;~~

14 ~~(iv) Such alterations or rehabilitation of historic property are~~  
15 ~~approved by the local preservation commission prior to commencement of~~  
16 ~~work;~~

17 ~~(v)~~ Alterations or rehabilitation are commenced subsequent to the  
18 effective date of the local law or resolution adopted pursuant to this  
19 section~~[-]~~;

20 (iii) Any alterations or rehabilitation of historic property under the  
21 jurisdiction of the local preservation commission as part of this  
22 project are approved by that commission prior to the commencement of  
23 work; and

24 (iv) A county, city, town or village by local law or school district  
25 by resolution may:

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

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- 1     A. reduce the percentage exempt from taxation;
- 2     B. limit eligibility for exemption to certain alterations or rehabili-
- 3     tations; or
- 4     C. allow for the exemption to apply to rehabilitations and alterations
- 5     which are outside of the jurisdiction of the local preservation commis-
- 6     sion so long as any alterations or rehabilitations subject to a commis-
- 7     sion's jurisdiction is approved by such commission.
- 8     § 2. This act shall take effect immediately.