STATE OF NEW YORK

3190

2025-2026 Regular Sessions

IN SENATE

January 24, 2025

Introduced by Sen. KAVANAGH -- 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 expanding eligibility for the low interest rate program of the state of New York mortgage agency

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

Section 1. The real property tax law is amended by adding a new section 457-a to read as follows:

§ 457-a. Eligibility for the low interest rate program. Individuals who have graduated from a program in post secondary education or comparable apprenticeship and workforce training programs shall, for a period of seven years after such graduation, be eligible to participate in the low interest rate program of the state of New York mortgage agency. Such eligibility shall be limited to the purchase of residential property which shall be owner-occupied, located in a municipality with a population of less than one million and in an area which is either economically depressed or facing population loss as determined by the division of homes and community renewal. For eligible individuals, the interest rate for thirty-year mortgages shall be 1.5 percent lower than the standard interest rate offered to all other participants in the low interest rate program for a period of ten years after the effective date of this section, after which the interest rate for such individuals shall be the same as the standard rate; provided however, that in no case shall the interest rate for such eligible individuals be less than zero percent per annum unless so authorized by rules and regulations promulgated by the commissioner of the state of New York mortgage agency.

The commissioner of the state of New York mortgage agency shall promulgate such rules and regulations as may be necessary for the administration of this section.

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

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§ 2. This act shall take effect on the ninetieth day after it shall have become a law. Effective immediately, the addition, amendment and/or repeal of any rule or regulation necessary for the implementation of this act on its effective date are authorized to be made and completed on or before such effective date.