

# STATE OF NEW YORK

---

4284

2025-2026 Regular Sessions

## IN SENATE

February 3, 2025

---

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

AN ACT to establish a demonstration program extending the J-51 tax exemption to the conversion and rehabilitation of commercial and manufacturing space to co-located work space and residential units in certain high density areas in Kings county; and providing for the repeal of such provisions upon expiration thereof

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

- 1 Section 1. There is hereby established a demonstration program to  
2 extend the provisions of the J-51 tax exemption to the conversion and  
3 rehabilitation of commercial and manufacturing space to co-located work  
4 space and residential units in certain high density, underutilized M-1  
5 zoned properties in Kings county. For purposes of this section, J-51 is  
6 a property tax exemption and abatement for renovating a residential  
7 apartment building in certain counties of the city of New York. Such  
8 credit varies depending on the building's location and the type of  
9 improvements and shall be extended to the county of Kings.
- 10 § 2. This act shall take effect immediately and shall expire and be  
11 deemed repealed five years after such effective date.

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

LBD08042-01-5