STATE OF NEW YORK

8527--B

Cal. No. 763

2025-2026 Regular Sessions

IN SENATE

October 15, 2025

Introduced by Sen. KAVANAGH -- read twice and ordered printed, and when printed to be committed to the Committee on Rules -- recommitted to the Committee on Local Government in accordance with Senate Rule 6, sec. 8 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee -- reported favorably from said committee, ordered to first and second report, ordered to a third reading, amended and ordered reprinted, retaining its place in the order of third reading

AN ACT to amend the real property tax law, in relation to the clergy property tax exemption

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

Section 1. Subdivisions 1 and 2 of section 460 of the real property tax law, subdivision 1 as amended and subdivision 2 as added by chapter 261 of the laws of 1992 and subdivision 2 as further amended by subdivision (b) of section 1 of part W of chapter 56 of the laws of 2010, are amended and a new subdivision 4 is added to read as follows:

(1) Real property owned by a minister of the gospel, priest or rabbi of any denomination, an actual resident and inhabitant of this state, who is engaged in the work assigned by the church or denomination of which [~~he or she~~] **such person** is a member, or who is unable to perform such work due to impaired health or is over seventy years of age, and real property owned by [~~his or her~~] **such person's** unremarried surviving spouse while an actual resident and inhabitant of this state, shall be exempt from taxation to the extent of fifteen hundred dollars.

(2) An exemption may be granted pursuant to this section only upon application by the owner **or owners** of the property on a form prescribed or approved by the commissioner. The application shall be filed with the assessor of the appropriate county, city, town or village on or before the taxable status date of such county, city, town or village.

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

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(4) (a) Notwithstanding any provision of law to the contrary, the governing board of a county, city, town or village may, after a public hearing, adopt or amend a local law, ordinance or resolution to provide the exemption authorized by this section to property owned or held in the cooperative form of ownership; provided further, such local law, ordinance or resolution may authorize such exemption to be granted concurrently with benefits authorized pursuant to section four hundred sixty-seven-a of this article.

(b) For the purposes of this section, title to that portion of real property owned by a cooperative apartment corporation in which a tenant-stockholder of such corporation resides and which is represented by their share or shares of stock in such corporation as determined by its or their proportional relationship to the total outstanding stock of the corporation, including that owned by the corporation, shall be deemed to be vested in such tenant-stockholder.

(c) Provided that all other eligibility criteria of this section are met, that proportion of the assessment of such real property owned by a cooperative apartment corporation determined by the relationship of such real property vested in such tenant-stockholder to such real property owned by such cooperative apartment corporation in which such tenant-stockholder resides shall be subject to exemption from taxation pursuant to this section and any exemption so granted shall be credited by the appropriate taxing authority against the assessed valuation of such real property; provided the reduction in real property taxes realized thereby shall be credited by the cooperative apartment corporation against the amount of such taxes otherwise payable by or chargeable to such tenant-stockholder.

§ 2. Subdivision 2 of section 467-a of the real property tax law is amended by adding a new paragraph (f-1) to read as follows:

(f-1) For purposes of this subdivision, a qualified property shall be deemed not to be receiving complete or partial real property tax exemption or tax abatement if the qualified property is, or certain dwelling units therein are, receiving benefits pursuant to section four hundred sixty of this article, where such benefits are authorized by a local law adopted pursuant to subdivision four of such section and such local law authorizes granting such benefits concurrently with the tax abatement authorized pursuant to this section.

§ 3. This act shall take effect immediately.