STATE OF NEW YORK

6528

2025-2026 Regular Sessions

IN ASSEMBLY

March 5, 2025

Introduced by M. of A. K. BROWN -- read once and referred to the Committee on Local Governments

AN ACT to amend the town law and the village law, in relation to floor area ratio requirements for buildings on farms

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

Section 1. Section 264 of the town law is amended by adding a new subdivision 5 to read as follows:

5. Floor area ratio requirements; farmland. (a) No zoning ordinance shall restrict the floor area ratio of a dwelling located on an active farm which is more restrictive than the floor area ratio requirements established under any chapter of law.

(b) Any zoning ordinance in violation of this section shall be deemed repealed and unenforceable.

§ 2. Section 7-710 of the village law is amended by adding a new subdivision 6 to read as follows:

6. (a) No zoning local law shall restrict the floor area ratio of a dwelling located on an active farm which is more restrictive than the floor area ratio requirements established under any chapter of law.

(b) Any zoning local law in violation of this section shall be deemed repealed and unenforceable.

§ 3. This act shall take effect on the first of April next succeeding the date on which 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.

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

LBD10228-01-5