STATE OF NEW YORK

10273

IN SENATE

May 11, 2026

Introduced by Sen. GOUNARDES -- 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 the determination of adjusted base proportions in special assessing units which are cities

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

Section 1. Subdivision 1 of section 1803-a of the real property tax law is amended by adding a new paragraph (oo) to read as follows:

(oo) Notwithstanding the provisions of paragraph (c) of this subdivision to the contrary, in a special assessing unit which is a city and for current base proportions to be determined in such special assessing unit's fiscal year two thousand twenty-seven, the percent increase of the current base proportion of any class over the adjusted base proportion or adjusted proportions, whichever is appropriate, of the immediately preceding year shall be determined by the local legislative body of such special assessing unit, provided that such percent increase shall be no more than five percent, and provided further, that the local legislative body shall make such determination by December first, two thousand twenty-six.

§ 2. In the event the special assessing unit which is a city has sent out real property tax bills for its fiscal year 2027 before this act shall have become a law, the city shall take such actions as are necessary, consistent with applicable state and local law, to effectuate the provisions of section one of this act, including, but not limited to, revising the current base proportions and adjusted base proportions, resetting the real property tax rates and sending amended real property tax bills. Provided, however, that nothing in this act shall be deemed to affect the obligation of any taxpayer with respect to the payment of any installment of real property tax for such fiscal year which was due and payable prior to the date such amended real property tax bills are sent; for this purpose, such obligations shall be determined in accordance with the applicable provisions of law that were in effect immediately prior to the effective date of this act, and such city shall be

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

LBD15705-01-6

authorized to determine the date on which amended bills are to be sent and the installments of real property tax which are to be reflected therein.

§ 3. This act shall take effect immediately.