STATE OF NEW YORK

8730

IN SENATE

January 7, 2026

Introduced by Sen. MAY -- read twice and ordered printed, and when printed to be committed to the Committee on Cities 2

AN ACT to amend the general city law, the village law and the town law, in relation to the adoption or amendment of comprehensive rezoning plans by cities, villages, and towns

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

Section 1. Subdivision 3 of section 28-a of the general city law is amended by adding a new paragraph (d) to read as follows:

(d) "Comprehensive rezoning plan" means a comprehensive land use regulation plan for the rezoning of all of a city's land in its entirety.

§ 2. Section 28-a of the general city law is amended by adding a new subdivision 14 to read as follows:

14. Comprehensive rezoning plans. Notwithstanding any state or local law, rule, regulation, or ordinance to the contrary, the legislative body of a city, or by resolution of such body, the planning board or a special board, may adopt or amend a comprehensive rezoning plan before the completion of a corresponding city comprehensive plan or amendments thereto, provided that:

(a) such comprehensive rezoning plan shall be subject to all provisions regarding preparation, referrals, public hearings, and notice otherwise required for city comprehensive plans under subdivisions five, six, and seven of this section; and

(b) regional housing needs were reviewed and considered in the creation or amendment of such comprehensive rezoning plan.

§ 3. Paragraph (a) of subdivision 12 of section 28-a of the general city law, as added by chapter 418 of the laws of 1995, is amended to read as follows:

(a) All city land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section**; provided, however, that a comprehensive rezoning plan may be adopted or amended before the completion of its corresponding city comprehensive plan or amendments thereto in accordance with subdivision fourteen of this section**.

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

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§ 4. Subdivision 2 of section 7-722 of the village law is amended by adding a new paragraph (d) to read as follows:

(d) "Comprehensive rezoning plan" means a comprehensive land use regulation plan for the rezoning of all of a village's land in its entirety.

§ 5. Section 7-722 of the village law is amended by adding a new subdivision 13 to read as follows:

13. Comprehensive rezoning plans. Notwithstanding any state or local law, rule, regulation, or ordinance to the contrary, the village board of trustees, or by resolution of such village board of trustees, the planning board or a special board, may adopt or amend a comprehensive rezoning plan before the completion of a corresponding village comprehensive plan or amendments thereto, provided that:

(a) such comprehensive rezoning plan shall be subject to all provisions regarding preparation, referrals, public hearings, and notice otherwise required for village comprehensive plans under subdivisions four, five, and six of this section; and

(b) regional housing needs were reviewed and considered in the creation or amendment of such comprehensive rezoning plan.

§ 6. Paragraph (a) of subdivision 11 of section 7-722 of the village law, as added by chapter 418 of the laws of 1995, is amended to read as follows:

(a) All village land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section**; provided, however, that a comprehensive rezoning plan may be adopted or amended before the completion of its corresponding village comprehensive plan or amendments thereto in accordance with subdivision thirteen of this section**.

§ 7. Subdivision 2 of section 272-a of the town law is amended by adding a new paragraph (d) to read as follows:

(d) "Comprehensive rezoning plan" means a comprehensive land use regulation plan for the rezoning of all of a town's land in its entirety.

§ 8. Section 272-a of the town law is amended by adding a new subdivision 13 to read as follows:

13. Comprehensive rezoning plans. Notwithstanding any state or local law, rule, regulation, or ordinance to the contrary, the town board, or by resolution of such town board, the planning board or a special board, may adopt or amend a comprehensive rezoning plan before the completion of a corresponding town comprehensive plan or amendments thereto, provided that:

(a) such comprehensive rezoning plan shall be subject to all provisions regarding preparation, referrals, public hearings, and notice otherwise required for town comprehensive plans under subdivisions four, five, and six of this section; and

(b) regional housing needs were reviewed and considered in the creation or amendment of such comprehensive rezoning plan.

§ 9. Paragraph (a) of subdivision 11 of section 272-a of the town law, as added by chapter 418 of the laws of 1995, is amended to read as follows:

(a) All town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section**; provided, however, that a comprehensive rezoning plan may be adopted or amended before the completion of its corresponding town comprehensive plan or amendments thereto in accordance with subdivision thirteen of this section**.

§ 10. This act shall take effect immediately.