STATE OF NEW YORK

9681

IN SENATE

April 1, 2026

Introduced by Sen. BASKIN -- 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 delinquent tax interest rates

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

Section 1. Subdivision 1 of section 924-a of the real property tax law, as amended by chapter 26 of the laws of 2003, is amended to read as follows:

1. The amount of interest to be added on all taxes received after the interest free period and all delinquent taxes shall be one-twelfth the rate of interest as determined pursuant to subdivision two or two-a of this section rounded to the nearest one-hundredth of a percentage point, except as otherwise provided by a general or special law, or a local law adopted by a city pursuant to the municipal home rule law or any special law. Such interest shall be added for each month or fraction thereof until such taxes are paid*; provided however, that notwithstanding any provision of general, special, or local law or resolution to the contrary, beginning in all local fiscal years commencing in calendar year two thousand twenty-six and thereafter, in no case shall the interest rate of delinquent tax payments due on residential real property exceed the prime interest rate, as determined by the commissioner, provided that in no instance shall the interest rate subceed two per centum per annum or exceed sixteen per centum per annum; and provided further that this limitation shall apply to units held in condominium form; and provided further that such limitation shall apply to all buildings held in cooperative form regardless of owner occupancy status; and provided further that this limitation shall not apply to real property that is vacant and abandoned, as defined in subdivision two of section thirteen hundred nine of the real property actions and proceedings law, which was listed on the statewide vacant and abandoned property electronic registry, as defined in section thirteen hundred ten of the real property actions and proceedings law, and remains on such registry. This subdivision shall supersede any local tax act, code, law, rule, regulation, ordinance or*

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

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resolution setting an interest rate above sixteen per centum per annum of delinquent tax payments due on residential real property. **The initial determination of the effective prime interest rate shall be based on the two thousand twenty-six rate. Subsequent determinations shall be made every five years thereafter.**

§ 2. This act shall take effect immediately.