

New York State Assembly

Annual 2024 Report

Committee on
Real Property Taxation



Speaker Carl E. Heastie
Jaime R. Williams, Chair



THE ASSEMBLY
STATE OF NEW YORK
ALBANY

CHAIR
Real Property Taxation

COMMITTEES
Agriculture
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Government Operations
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JAIME R. WILLIAMS
Assemblywoman 59th District

December 15, 2024

The Honorable Carl Heastie
Speaker of the Assembly
Room 932 – Legislative Office Building
Albany, New York 12248

Dear Speaker Heastie:

I am pleased to submit the 2024 Annual Report of the Assembly Standing Committee on Real Property Taxation. Our accomplishments during the 2024 legislative session reflect the Committee's and my own commitment to supporting communities and municipalities across New York State. This year, the Committee met eight times and reported fifty-four bills. We reviewed and reported proposed legislation in a variety of areas including general administration, real property relief programs, and exemption administration.

In addition to our legislative responsibilities, the Committee collaborated extensively with the Executive, Senate, NYS Department of Taxation and Finance and the NYC Department of Finance throughout the budget process. We reached agreements extending and creating new property tax incentive programs in both New York City and throughout the State to encourage the development of affordable housing. Additionally, the enacted budget reformed tax foreclosure procedures to ensure former property owners receive the surplus from tax foreclosure sales, upholding their rights.

As I conclude my third year as Chairwoman, I want to express my deep appreciation for the dedication and expertise of the Real Property Tax Committee members. Their knowledge and enthusiasm were instrumental in making this a productive and impactful year.

Sincerely,

Jaime R. Williams, Chairperson
Real Property Taxation Committee

2024 ANNUAL REPORT

NEW YORK STATE ASSEMBLY

STANDING COMMITTEE ON REAL PROPERTY TAXATION

Jaime R. Williams, Chairperson

Members of the Committee

Majority

Inez E. Dickens
Sam Berger
Simcha Eichenstein
Zohran K. Mamdani
George Alvarez
MaryJane Shimsky

Minority

Brian D. Miller
Chris Tague
Matthew J. Slater

COMMITTEE STAFF

Matthew Henning, Assistant Secretary for Program and Policy
Olivia Alderman, Legislative Analyst
Michael Sullivan, Counsel
Nancy Rissacher, Committee Clerk
Julia Todaro, Program and Counsel Secretary

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I. FY 2024-2025 REAL PROPERTY TAX BUDGET INITIATIVES

The enacted 2024-25 State Fiscal Year Budget includes the following Article VII provisions:

- The Committee successfully negotiated deeper affordability measures into the new Affordable Housing from Commercial Conversion Tax Incentive Program which incentivized the conversion of commercial buildings to affordable housing in New York City. (ELFA R)
- The Committee successfully negotiated deeper affordability measures into the extension of the construction completion date for 421-A housing projects that had already begun construction prior to June 15th, 2031. (ELFA T)
- The Committee successfully negotiated deeper affordability measures into the 421-A replacement program, Affordable Neighborhoods for New Yorkers, which uses real property tax incentives to encourage the development of affordable housing across New York City. (ELFA U)
- The Committee successfully negotiated deeper affordability measures into the new statewide Exemption of Newly Constructed or Converted Rental Multiple Dwellings Program, allowing municipalities to opt into real property tax incentives to encourage the conversion or new construction of affordable housing within their jurisdictions. (ELFA EE)
- The Committee successfully negotiated the Executive proposal to amend the real property tax law to ensure that surplus funds resulting from tax foreclosure sales are returned to the former property owner. (REV N)

II. LEGISLATION - GENERAL ADMINISTRATION

Authorizes Tax Relief for Volunteers Residing Locally but Serving in Other Jurisdictions

A.2121-A (Stern); Chapter 372 of the Laws of 2024

This law allows a municipality to extend its volunteer firefighter and ambulance tax exemption to residents who live within such municipality but only serve in neighboring municipalities. Currently, this exemption is only available for those who live in the municipality they serve.

Amends Provisions for Payments of Property and School Taxes in Installments

A.7813-A (Shimsky); Chapter 373 of the Laws of 2024

This law amends provisions relating to the payment of property and school taxes in installments to require disclosure on tax bills of the dates upon which such installments are due without interest or penalties.

Extends Authorization for Court Recording Tax on Obligations Secured by Mortgage

A.9263 (DiPietro); Chapter 272 of the Laws of 2024

This law extends the authorization for Wyoming County to impose a court recording tax on obligations secured by a mortgage on real property from December 1, 2024, to December 1, 2025.

Extends Limitation on Shifts Between Homestead and Non-Homestead Property Tax Classes

A.9455 (Zebrowski); Chapter 130 of the Laws of 2024

This law extends the limitation on annual property tax shifts between homestead and non-homestead classes to 1% in the Town of Clarkstown, Rockland County.

Extends Assessment and Assessment Review Provisions in Nassau County

A.9580 (Lavine); Chapter 136 of the Laws of 2024

This law extends Nassau County's assessment and assessment review provisions to June 30, 2026.

Amends Provisions for the Payment of Delinquent Property Taxes in Installments

A.9939 (Pretlow); Chapter 397 of the Laws of 2024

This law amends provisions allowing property owners to pay delinquent property taxes in installments in Mount Vernon, Hillsborough County. Such installment payment plans shall not exceed ten years for seniors earning 40% of the area median income, five years for residential property owners, and three years for all other property owners.

Provides for the Refund of Certain Real Property Tax Penalties in Scarsdale

A.9946 (Paulin); Chapter 323 of the Laws of 2024

This law allows the Town of Scarsdale, Westchester County, to adopt provisions to refund certain real property tax penalties for certain individuals who did not receive real property tax bills from the US Postal Service in August and September of 2023.

Authorizes Nassau and Suffolk Counties to Limit Shifts in Property Tax Base Proportions

A.10270 (Lavine); Chapter 192 of the Laws of 2024

This law allows Nassau and Suffolk Counties to establish a 1% limit on the property tax shift between homestead/non-homestead property tax classes.

Extends Limitations on Shift Between Property Tax Classes in Orangetown

A.10285 (Zebrowski); Chapter 193 of the Laws of 2024

This law allows Orangetown, Rockland County, to limit the annual shift between property tax classes to 1%.

Extends Limitations on Shift Between Property Tax Classes in New York City

A.10296 (Weprin); Chapter 210 of the Laws of 2024

This law extends provisions allowing local legislative bodies in NYC to limit the shift between property tax classes to no more than 5% in 2025.

Extends Provisions Relating to the Residential-Commercial Exemption Program

A.10410 (Palmesano); Chapter 288 of the Laws of 2024

This law extends provisions relating to the Residential-Commercial Exemption Program in Livingston and Steuben Counties, which authorizes the local governments to provide tax relief to properties developed for commercial and mixed residential uses, to September 23, 2027.

Authorizes the Town of Southampton to Enact a Homestead Exemption

A.3872-A (Thiele); Chapter 645 of the Laws of 2024

This law authorizes the town of Southampton to enact by local law a homestead exemption from real property taxation. Eligibility for such exemption would be the same as for the basic school tax relief (STAR) exemption. The exemption shall be uniform for all eligible real property and shall not exceed \$50,000 in full assessed value.

Extends Provisions Relating to the Collection of Taxes

A.9136 (Otis); Veto memo 109

This legislation would extend provisions for enforcing the collection of delinquent real property taxes, the collection of taxes by banks, and the collection of taxes in certain villages.

Authorizes Local Assessors to Accept Certain Retroactive Tax Exemptions

A.1288-A (Williams); Reported to Ways and Means

This legislation would allow assessors to accept applications for exemption pursuant to sections 420-a and 420-b of the Real Property Tax Law, without the need for a local law, when a non-profit organization purchases the subject property after the applicable taxable status date.

Amends and Expedites Proceedings for Assessment Review

A.2837 (Zebrowski); Referred to Ways and Means

This legislation would expedite Article 7 proceedings to review an assessment by shortening the time frame for initiating tax assessment cases, implementing staggered appraisal submissions, and ensuring timely disclosure of income and expense statements.

Requires Attorneys Providing Property Tax Grievance Services to Provide Certain Disclosures

A.8919-A (Solages); Reported to Rules

This legislation would require that any written agreement between a property owner and an attorney providing property tax grievance services for small claims assessment review clearly disclose that an attorney's assistance is not required. The agreement would also need to contain information on the assessment review process and a link to the relevant municipality's website for additional information.

Establishes a Land Value Tax Pilot Program

A.9673-A (Bores); Reported to Ways and Means

This legislation would direct the Department of Tax and Finance to establish a land value tax pilot program that may be adopted by up to five local governments.

III. LEGISLATION - REAL PROPERTY TAX RELIEF PROGRAMS

Extends, Amends, and Increases the Green Roof Tax Abatement for Certain NYC Properties

A.6901-A (Rozić); Chapter 154 of the Laws of 2024

This law extends NYC's Green Roof Tax Abatement to June 30th, 2027. Additionally, this legislation eases green roof eligibility requirements to encourage their adoption, increases the baseline abatement rate from \$5 to \$10/sq. ft., and raises the abatement cap from \$1 to \$4 million.

Allows Local Governments to Provide and Adjust a Tax Exemption for the Partially Disabled

A.8532 (Septimo); Chapter 6 of the Laws of 2024

This law allows local governments to provide tax exemptions to individuals with partial permanent disabilities and limited incomes, ranging from 50% to 100% of the benefits they would receive if totally disabled.

Authorizes Tax Relief for Disabled Persons with a Life Estate or Residence in Special Needs Trust

A.9948 (Eachus); Chapter 209 of the Laws of 2024

This law allows local governments to expand the disabled homeowners' property tax exemption to cover individuals who have a life interest in a residence, or a primary residence held in a special needs trust.

Establishes a Residential Investment Exemption for the City of Norwich

A.5898-E (Angelino); Chapter 653 of the laws of 2024

This law authorizes the city of Norwich to grant a tax exemption for construction improvements to residential properties. The exemption would last for four years, beginning at 80% and decreasing by 20% each subsequent year.

Authorizes Local Governments to Offer Additional Property Tax Relief to Eligible Senior Citizens

A.6362-A (Weprin); Referred to Rules

This legislation would amend the senior citizens' exemption to create new income categories and corresponding exemptions for senior homeowners with incomes below the maximum income eligibility level. Existing law establishes a max exemption of 50%; this bill would add categories for 55%, 60%, and 65%. The purpose of this bill is to provide additional relief to seniors with low incomes.

Authorizes Local Governments to Offer Tax Relief for Disaster-Damaged Homes

A.7748-B (Shimsky); Chapter 673 of the Laws of 2024

This law provides local governments and other taxing entities the option to provide property tax abatements to homeowners whose properties have sustained damage from a disaster. Local governments may provide relief for major disasters, local disasters, or both, and set parameters including a minimum damage floor and maximum benefits ceiling.

Authorizes a Tax Exemption for Volunteer Auxiliary Police Officers

A.7765-A (Zebrowski); Referred to Ways and Means

This legislation would authorize local governments in Rockland County to provide a 10% tax exemption to real property owned by active auxiliary police officers.

Provides an Exemption for Certain Fiber Optic Cable Assessments in Erie County

A.9964-A (Rivera); Veto memo 135

This legislation would exempt municipal fiber optic networks in Erie County from property taxes to encourage the development of such networks. It specifies that municipal fiber optic broadband companies must be non-profit local authorities or owned by a municipality to qualify for the exemption and must adhere to state labor standards, including prevailing wage requirements.

Authorizes Tax Relief for Capital Improvements to Reduce Carbon Emissions

A.10146 (Barrett); Chapter 590 of the Laws of 2024

This law authorizes local governments to pass a law adopting a property tax exemption for capital improvements made to residential buildings that reduce carbon emissions. Eligible improvements include installation of energy efficient systems and systems that utilize renewable energy. Eligible properties would be fully exempt from property taxes for ten years, after which the exemption would decrease by 10% annually, expiring after a cumulative twenty years.

Provides Additional Tax Exemptions for Households with Multiple Qualified Veterans

A.74-A (Sayegh); Reported to Ways and Means

This legislation would expand the veterans' exemption to allow households with multiple qualifying veterans to receive additional benefits. Currently, the veterans' exemption is set at 15%. An additional 7.5% exemption would be provided, capped at \$6,000 or \$6,000 multiplied by the latest state equalization rate.

Raises Tax Exemption Cap on Capital Improvements to Residential Buildings

A.1289-A (Williams); Reported to Ways and Means

This legislation would amend the capital improvements tax exemption to raise the maximum amount of home improvement value that can be exempt from property taxes from \$80,000 to \$168,000. This increase reflects inflation adjustments based on the Consumer Price Index and aims to encourage homeowners to renovate instead of relocating.

Authorizes Certain Exemptions from School District Property Taxes for Volunteer Firefighters

A.4970 (Hunter); Referred to Ways and Means

This legislation would create a statewide option for localities to offer volunteer firefighters a partial exemption from school taxes. While a statewide volunteer firefighter exemption exists, it currently does not cover school taxes. This bill allows localities to include school taxes in the exemption.

Expands Tax Relief for Widows of Volunteer Ambulance Workers and Firefighters

A.10235 (Stern); Referred to Ways and Means

This legislation would allow local governments to expand property tax relief eligibility for un-remarried spouses of volunteer firefighters and ambulance workers killed in the line of duty. It would allow surviving spouses to continue receiving a 10% exemption even if the deceased volunteer served two to five years. Inconsistencies in existing law currently require five years of service for a surviving spouse to qualify for tax relief.

Allows Local Governments to Provide Tax Relief to the Widows of Police Officers

A.10279-A (Williams); Referred to Rules

This legislation would authorize local governments to adopt an exemption of up to 50% from real property taxes for the surviving spouses of police officers killed in the line of duty.

Allows Local Governments to Grant Property Tax Relief for Child Day Cares

A.10280 (Williams); Referred to Ways and Means

This legislation would allow local governments to adopt an exemption from real property taxes for property used to operate a licensed child day care. A local government may set the exemption at not more than 50%.

IV. NOT-FOR-PROFIT RETROACTIVE REAL PROPERTY TAX EXEMPTIONS

Assessors in several jurisdictions were authorized to accept real property tax exemption applications after the applicable taxable status date for certain properties owned by religious organizations, municipalities, educational institutions, and other non-profit entities. In most cases, the property was purchased or acquired after the taxable status date. In some instances, the property owners were unaware of the need to file annual exemption applications.

The following bills grant the local assessor the authority to review these applications and to determine whether the entity qualifies for the non-profit real property tax exemption under State Law. If the assessor determines the non-profit entity is eligible, the governing body or tax department may, in its sole discretion, provide for the refund of those taxes paid and cancel the fines, penalties, or interest remaining unpaid. The following is a list, by chapter number, of the organization name and taxing jurisdiction affected by this legislation.

Chapter No.	Bill No.	Organization Name	Assessment Jurisdiction (S)
606	A.1353-A	Southampton Village Ocean Rescue	Suffolk
607	A.1640-A	East Hampton Volunteer Ocean Rescue and Auxiliar Squad	Suffolk
82	A.8538	Maritime Administration	Nassau
322	A.9839-A	St. Gregorios Malankara Orthodox Church Queens, Inc.	Nassau
326	A.8430	Ethical Society of Northern Westchester	Westchester
328	A.10081-A	Saint James Evangelical Lutheran Church of Saint James Long Island NY	Suffolk
329	A.10092	Hicksville United Methodist Church	Nassau
331	A.4974-B	Center for Jewish Life of Hewlett Inc.	Nassau
339	A.4245-A	Maimonides Educational Center	Nassau
341	A.5265-A	Lubavitch of Old Westbury	Nassau
342	A.5802-A	786 Muhammadi Masjid, Inc.	Nassau
358	A.9533-A	Lighthouse International Christian Gathering	Nassau
368	A.10297	Calvary Tabernacle Church of God	Suffolk
377	A.5794-C	Seaford Fire District	Nassau

378	A.5822	Post-Morrow Foundation, Inc.	Suffolk
379	A.6191-A	Halesite Fire District	Suffolk
381	A.7006-B	Congregation RSK	Rockland
384	A.6203-B	Friendship Engine and Hose Company	Nassau
385	A.8127-A	Innovative Resources for Independence	Nassau
387	A.10051-A	Rock Community Church, Inc.	Nassau
390	A.9141	Church of the Living God Pillar & Ground	Suffolk
392	A.9576-A	John Theissen Children Foundation, Inc.	Nassau
399	A.9725	Korean Evangelical Church	Nassau
404	A.10068-A	Praise Tabernacle Church of God	Albany
410	A.10434-B	Kolel Rachmistrivka exemption	Rockland

V. OUTLOOK FOR 2025

Real property tax assessments and exemptions determine the distribution of tax liability imposed on residential, commercial, and industrial real property by local governments and school districts. The Committee is responsible for legislation that sets policies for equity and fairness in the determination of real property tax assessments, and for reducing the overall tax burden.

In 2025, the Committee will continue to review and consider legislation that will improve the real property taxation and assessment system by implementing real property tax relief, improved assessment practices, real property tax exemptions, and equitable taxation:

Real Property Tax Relief: With some of the highest real property taxes in the country, real property taxation has been gaining increasing attention and public scrutiny, as many people find the cost of living in the state of New York to be increasingly burdensome. In 2025, the Real Property Taxation Committee plans to continue its efforts to address the effectiveness and sustainability of current tax relief efforts including the STAR exemption program, as well as the use of various exemptions in providing real property tax relief. It will also strive to find alternatives to programs that are identified as being inadequate or unsuccessful.

Assessment Practices: As the foundation of the real property tax system is the assessment process, it is imperative that accurate and up-to-date information serve as the basis for assessments. The Committee will continue to advance proposals that will encourage taxing jurisdictions to use up-to-date, full value assessment practices. It will also continue to promote transparent assessment practices, thus ensuring that taxpayers have access to assessment information so they may be active participants in the assessment process. Additionally, the Committee will continue to explore ways to integrate new technologies into real property assessment administration to streamline processes, decrease costs to the state and local governments, and provide greater access to assessment data for taxpayers.

Exemptions: There are over one hundred real property tax exemptions applicable to private real property. While these exemptions provide savings for certain property owners, they, in turn, shift the burden to other parties. As more properties become partially or wholly exempt from taxation in a community, the tax base becomes eroded and those property owners that do not receive exemptions experience tax increases. Because of this, the Real Property Taxation Committee has made it a priority to scrutinize new exemption proposals and will continue to examine the fairness of preexisting exemptions to avoid unduly compromising the tax base.

Equitable Taxation: It is important to examine the challenges surrounding current property tax practices for one- and two-family homes, co-ops, and condos, especially in New York City. The Committee looks forward to helping develop comprehensive solutions to these complex problems and move New York forward to more equitable property tax practices.

2024 SUMMARY SHEET

SUMMARY OF ACTION ON ALL BILLS

REFERRED TO THE COMMITTEE ON

Real Property Taxation

TOTAL NUMBER OF COMMITTEE MEETINGS HELD 8

<u>ASSEMBLY</u>	<u>SENATE</u>	<u>TOTAL</u>
<u>BILLS</u>	<u>BILLS</u>	<u>BILLS</u>

BILLS REPORTED FAVORABLE TO:

Codes	1	0	1
Judiciary	0	0	0
Ways and Means	52	0	52
Rules	0	0	0
Floor	0	0	0
TOTAL	53	0	53

COMMITTEE ACTION

Held For Consideration	2	0	2
Defeated	0	0	0
Enacting Clause Stricken	9	0	9
REMAINING IN COMMITTEE	160	7	167

BILLS REFERENCE CHANGED TO:

Ways & Means 6

TOTAL	6	0	6
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APPENDIX B
2024 ENACTED REAL PROPERTY TAXATION LEGISLATION

Chapter No.	Bill No.	Sponsor	Description
6	A.8532	Septimo	Expands exemption for individuals with partial permanent disabilities and limited incomes
82	A.8538	Sillitti	Maritime Administration exemption
130	A.9455	Zebrowski	Extends limitation on shifts between property classes in Clarkstown, Rockland County
136	A.9580	Lavine	Extends assessment provisions in Nassau County
154	A.6901-A	Rozic	Extends and amends NYC Green Roof Tax Abatement
192	A.10270	Lavine	Authorizes Nassau and Suffolk Counties to limit shifts in its property tax base proportions
193	A.10285	Zebrowski	Extends limitations on shifts between property tax classes in Orangetown, Rockland County
209	A.9948	Eachus	Expands the disabled homeowners' tax exemption to cover life estates and residences in special needs trusts
210	A.10296	Weprin	Extends limitations on shift between property tax classes in cities
272	A.9263	DiPietro	Extends authorization for court recording tax on obligations secured by mortgage
288	A.10410	Palmesano	Extends provisions relating to the residential-commercial exemption program to 2027
322	A.9839-A	Sillitti	St. Gregorios Malankara Orthodox Church Queens, Inc. exemption
323	A.9946	Paulin	Provides for the refund of certain property tax penalties in Scarsdale, Westchester County
326	A.8430	Burdick	Ethical Society of Northern Westchester exemption
328	A.10081-A	Fitzpatrick	Saint James Evangelical Lutheran Church of Saint James Long Island NY exemption
329	A.10092	Lavine	Hicksville United Methodist Church exemption
331	A.4974-B	Brown, E	Center for Jewish Life of Hewlett Inc. exemption
339	A.4245-A	McDonough	Maimonides Educational Center exemption
341	A.5265-A	Lavine	Lubavitch of Old Westbury exemption
342	A.5802-A	Solages	786 Muhammadi Masjid, Inc. exemption
358	A.9533-A	Solages	Lighthouse International Christian Gathering exemption
368	A.10297	Ramos	Calvary Tabernacle Church of God exemption
372	A.2121-A	Stern	Authorizes tax relief for volunteers residing locally but serving in other jurisdictions
373	A.7813-A	Shimsky	Amends provisions for payments of property and school taxes in installments
377	A.5794-C	McDonough	Seaford Fire District exemption
378	A.5822	DeStefano	Post-Morrow Foundation, Inc. exemption
379	A.6191-A	Brown, K	Halesite Fire District exemption

381	A.7006-B	Brabenec	Congregation RSK Exemption
384	A.6203-B	McDonough	Friendship Engine and Hose Company Exemption
385	A.8127-A	Ra	Innovative Resources for Independence Exemption
387	A.10051-A	Lavine	Rock Community Church, Inc. Exemption
390	A.9141	Ramos	Church of the Living God Pillar & Ground Exemption
392	A.9576-A	McDonough	John Theissen Children Foundation, Inc. Exemption
397	A.9939	Pretlow	Amends provisions for the payment of delinquent property taxes in installments
399	A.9725	Blumencranz	Korean Evangelical Church Exemption
404	A.10068-A	Fahy	Praise Tabernacle Church of God Exemption
410	A.10434-B	McGowan	Kolel Rachmistrivka Exemption

APPENDIX C
2024 REAL PROPERTY TAX LEGISLATION - PASSED ASSEMBLY
ONLY

Bill No.	Sponsor	Description
A10235	Stern	Expands tax relief for widows of volunteer ambulance workers and firefighters