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THE CITY OF NEW YORK  
DEPARTMENT OF FINANCE  
TAX POLICY & DATA ANALYTICS DIVISION

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**ANNUAL REPORT  
ON TAX  
EXPENDITURES**

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**FISCAL YEAR 2020**

BILL DE BLASIO, MAYOR • JACQUES JIHA, PH.D., COMMISSIONER

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**Fiscal Year 2020**

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MAYOR

JACQUES JIHA, PH.D.  
COMMISSIONER

REPORT PREPARED BY THE  
TAX POLICY & DATA ANALYTICS DIVISION  
FEBRUARY 2020



## EXECUTIVE SUMMARY

New York City furthers its social and economic objectives through a variety of programs. Some programs are funded by direct governmental appropriations, while others are funded by reductions in tax liability and are referred to as “tax expenditures.” This report, mandated by the New York City Charter, identifies and describes tax expenditure programs related to taxes administered by the City and provides tax expenditure estimates based on available data.

- Tax expenditures related to the Real Property Tax totaled \$6.9 billion in FY 2020. Housing and economic development-related incentives comprised 52 percent and 33 percent of Real Property Tax expenditures, respectively. The five largest Real Property Tax expenditure programs accounted for 56 percent of the cost of annual Real Property Tax expenditures.

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**Five Largest FY 2020 NYC Real Property  
Tax Expenditure Programs**  
*(\$ Millions)*

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Section 421-a	\$1,570
NYC Housing Authority	\$661
Co-op/Condo Abatement	\$614
Industrial and Commercial Incentive Program	\$539
Industrial Development Agency	\$440

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- Business income and excise tax expenditures that could be quantified were valued at \$1.5 billion in TY 2016. Many of these programs are designed to foster economic development by, for example, reducing City energy costs for eligible businesses or providing relocation incentives. The five largest business income and excise tax expenditure programs accounted for 88 percent of the quantifiable cost of annual business income and excise tax expenditures.

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**Five Largest TY 2016 NYC Business Income and  
Excise Tax Expenditure Programs**  
*(\$ Millions)*

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Insurance Corporation Non-Taxation	\$485
Single Sales Factor (FY2017)	\$409
Business & Investment Capital Tax Limitation	\$346
Special Lower Tax Rate on Capital of Cooperative Housing Corporations	\$51
Special Deduction in Determining ENI of Certain Banking Institutions	\$47

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- City sales tax expenditures that could be quantified for Calendar Year 2016 were estimated at \$4.7 billion. City-funded Personal Income Tax credits, reported for TY 2017, were worth \$299 million.

This report is organized in several parts that cover tax expenditure programs by tax. Parts II to V cover the main tax expenditure categories summarized above. Part VI summarizes public costs and benefits related to private investment projects. Appendices provide supplemental information pertinent to City tax expenditures and general descriptions of NYC taxes.

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# PART I

## INTRODUCTION

### **Definition of Tax Expenditures**

Tax expenditures are deviations from the basic tax structure that reduce taxes for specific taxpayers or groups of taxpayers. They derive from provisions of the tax law that provide special exclusions, exemptions, deductions, credits, preferential rates of tax, or deferrals of tax liability. Tax expenditures have traditionally been used to alter the distribution of the tax burden and to create incentives for taxpayers to change economic behavior. They provide economic benefits and are often used as alternatives to direct governmental allocations.

The definition of a normal tax structure and identification of specific tax expenditures is subjective and controversial. Some recommend that tax expenditures be defined as inclusively as possible, encompassing all deductions or credits that reduce the taxable base from 100 percent of income and wealth. Others recommend a more narrow definition, focused on targeted measures that provide preferential treatment. This latter approach assumes that the definition of the taxable entity and the general rate schedule are part of the “normal” tax system.

This report utilizes the more targeted approach. In accordance with City Charter requirements, it identifies provisions of City-administered taxes that are intended to confer special tax benefits. This approach focuses on the information needed for local policy evaluation and public accountability. A provision of the tax law is considered a tax expenditure if the following conditions are met:

1. *City-Specific*: The tax expenditure derives from a tax administered by the City.
2. *Targeted Preference*: The tax provision is “special” in that it is targeted to a narrow class of transactions or taxpayers.
3. *Clear Exception*: The tax provision is a clear exception to a general provision of tax law.

Tax expenditures targeted to commercial entities for the purpose of preserving or promoting economic growth, reinvigorating commercial retail business areas or improving employment opportunities for local residents, are referred to as *economic development* or *commercial* tax expenditures.

Tax exemptions provided to government entities and to non-profit organizations that serve the public at large are not included as City tax expenditures because such exemptions are routinely granted by states and municipalities and generally reflect conformity with federal law.

### **Reporting Requirements**

The federal government and most states, including New York, produce tax expenditure reports to help policy makers evaluate the impact of tax benefit programs. Section 240 of the New York City Charter mandates an annual City tax expenditure report that includes:

- a comprehensive list of City-specific tax expenditures;

## Introduction

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- the citation of legal authority and the objectives and eligibility requirements of each tax expenditure;
- data (as available) on the number and kinds of taxpayers that benefit from City tax expenditure programs and the total value of these programs;
- data on the number and kinds of taxpayers that carry forward tax benefits to future years and the total value of these carry-forwards;
- data (as available) on the economic and social impact of City tax expenditure programs; and
- a list and summary of all evaluations and audits of City tax expenditure programs.

The text of NYC Charter Section 240 is provided in Appendix I.

## The FY 2020 Annual Report on Tax Expenditures

Parts II and III of this report cover tax expenditures related to the following City-administered taxes: Real Property Tax, Business Corporation Tax, General Corporation Tax, Banking Corporation Tax, Commercial Rent Tax, Real Property Transfer Tax, Unincorporated Business Tax, and Utility Tax. Part II, which covers the Real Property Tax, includes programs that exist throughout New York State and others that are granted by means of public authorities. Tax expenditures related to the State-administered Mortgage Recording Tax are included in Part III. Tax expenditures derived from the Sales and Use Tax and Personal Income Tax, both City taxes administered by the State, are discussed in Parts IV and V, respectively. Part VI summarizes public costs and benefits related to private investment projects. Appendices provide additional information, including a list of economic development tax expenditures and supplemental statistical data for Real Property Tax expenditures.

Real Property Tax data in this report are preliminary.

### Reporting Period

Data provided in this report relate to various periods as indicated in the following table. Exceptions are noted where applicable.

Tax	Period Reported
Real Property Tax	City Fiscal Year 2020 (July 1, 2019 - June 30, 2020) Based on the final assessment roll except where stated otherwise.
Business Income Taxes; Excise Taxes other than Commercial Rent Tax	Tax Year 2016
Sales and Use Taxes	Calendar Year 2016 except where stated otherwise
Commercial Rent Tax	CRT Tax Year 2017 (June 1, 2016 - May 31, 2017)
Personal Income Tax	Tax Year 2017

**Data Estimates**

Estimates are derived from Department of Finance data except where noted otherwise. Data for Payments-in-Lieu-of-Taxes (PILOTs) are based on Department of Finance data and information provided by the City's Office of Management and Budget. Tax expenditure estimates are a direct mathematical calculation of the tax revenue foregone<sup>1</sup> unless stated otherwise. Estimates are not intended to represent the potential revenue gain for the City if the expenditure were eliminated. For example, the absence of a tax expenditure item may lead taxpayers to take advantage of other tax relief programs. In certain cases, the elimination of a tax expenditure item may even result in a revenue loss if the benefit had been stimulating other taxable economic activity. The data provided in this report do not account for the effect of tax expenditures on the economic behavior of taxpayers or on the City's overall economy. Additional information regarding tax expenditure estimates is provided as needed in the individual sections of the report and program descriptions.

Dollar values in this report are generally expressed in millions or billions, rounded to one or two decimal positions. Sums of these rounded values may not precisely total the individual components because they are computed using the full values.

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<sup>1</sup> For purposes of the Real Property Tax, the calculation is based on the assumption that the City would have sufficient authority under the New York State Constitution's tax limit to levy the tax if property tax exemptions were eliminated.

## Introduction

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**PART II**

**REAL PROPERTY TAX EXPENDITURES**

**Overview**

The City's Real Property Tax, its single largest revenue source, was expected to raise \$29.7 billion, or 47 percent of total tax revenue, in FY 2020. Real Property Tax programs provided about \$6.9 billion in benefits through 666,790 exemptions and abatements. Exemptions provide relief through a reduction in taxable assessed value while abatements reduce Real Property Tax liability through a credit.

The City's property tax programs can generally be categorized as: (1) building-wide incentives for spurring construction; or (2) tax relief to individual homeowners or tenants. The City derives its authority for providing Real Property Tax expenditures from a variety of New York State laws, provisions in the City Charter, the City Administrative Code, and agency regulations. Sunset dates are included for many programs to allow for periodic review of continuing need and, if necessary, to institute revisions in the law. Annual reports are mandated for some programs. Tax expenditures are largely granted and administered by various City agencies. The City also uses State-wide programs and public agencies to provide housing and economic development incentives to the local real estate market.

The School Tax Relief (STAR) program does not qualify as a local tax expenditure because the State bears the cost of the program. Consequently, the STAR program is excluded from this report.

**Tax Expenditure Purposes**

Property tax expenditures support residential, commercial and individual assistance programs.

**Residential**

Housing benefits comprised 52 percent of property tax expenditures, with a value of \$3.6 billion in FY 2020. Various programs provide incentives for new construction or rehabilitation of small homes and/or multi-family buildings. Some programs are combined with additional financial assistance to target benefits for low- and middle-income housing. Several housing programs vary benefits on the basis of geographic criteria. The exemption benefits granted to residential properties are frequently extended to commercial space within the same building. The single largest residential tax expenditure program is the Section 421-a program, with 203,757 units and a value of \$1.6 billion.

**Commercial**

The value of commercial incentives was \$2.3 billion, or 33 percent of total property tax expenditures. Total benefits comprised 18,700 exemptions and 2,845 abatements. Properties assisted by the commercial programs range from hotels, retail space, and office buildings to properties involved in manufacturing and distribution activities, such as factories and warehouses. The programs frequently provide more extensive benefits to industrial construction and renovation.

## Real Property Tax

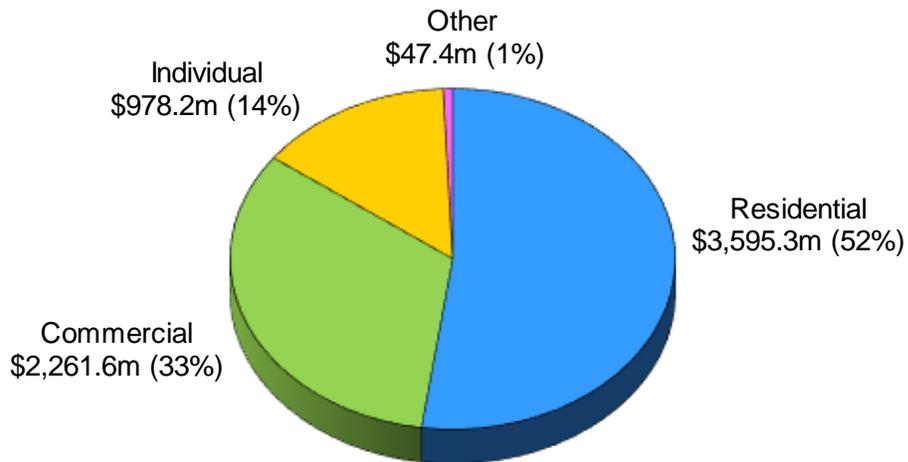
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### Individual Assistance

Programs for individual assistance totaled \$978 million. There were 94,822 exemptions that reduced taxes for veteran and senior citizen homeowners, while the Senior Citizen Rent Increase Exemption (SCRIE) provided relief to an estimated 61,147 senior citizen renters. Senior citizen programs are based on the income of the qualifying individual who legally owns or occupies the property. The City's Co-op/Condo Abatement Program reduced the FY 2020 tax bills of 309,249 class two co-op and condo owners by \$614 million.

**Figure 1**  
**Real Property Tax Expenditures by Purpose**  
**FY2020**

**Total: \$6,882.6 million**



### **Tax Expenditure Sources**

The major sources of tax expenditures include City and State programs and public agencies. Various State programs are included in this report since the City administers the related exemptions and these programs serve as channels for housing and economic development incentives in the City (see Figure 2, next page).

#### **City Programs**

This category includes local incentives granted directly by the City for housing, commercial development, and individual assistance, and state programs in which participation is at the discretion of the locality. These tax expenditures totaled \$4.2 billion, or 61 percent of all property tax expenditures. Residential incentives accounted for 52 percent of City program expenditures and were valued at \$2.2 billion. The remaining tax expenditures were distributed between commercial and individual assistance programs.

#### **State Programs**

These are predominantly residential programs that have many of the same goals as the City programs but are not exclusive to City taxpayers. For these programs, the net tax expenditure is displayed after deducting Payments-in-Lieu-of-Taxes (PILOTs) and Shelter Rent. Of the total \$612 million of property tax expenditures in this category, 90 percent was granted to low- and middle-income housing, with the single largest portion going to Limited-Profit Housing Companies.

#### **Public Agencies**

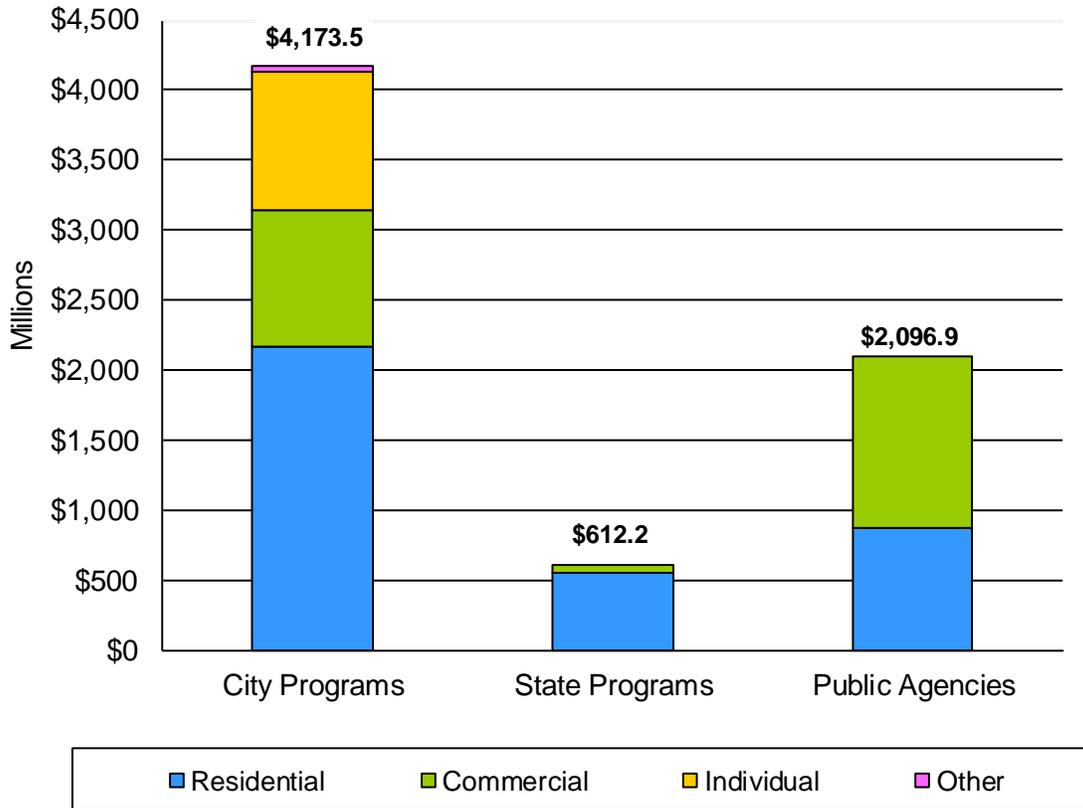
Although tax exemptions are granted to all public authorities, the exempt properties included in this report benefit certain taxpayers rather than the public at large. The agencies include the City's Industrial Development Agency, the New York City Housing Authority, the State Urban Development Corporation and the regional Port Authority of New York and New Jersey. Commercial and industrial projects accounted for \$1.2 billion of the \$2.1 billion in tax expenditures attributable to public agencies. The New York City Housing Authority accounted for 74 percent of the \$877 million spent by public agencies on residential programs.

## Real Property Tax

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**Figure 2**  
**Real Property Tax Expenditures by Source**  
**FY 2020**

**Total: \$6,882.6 million**



### Detailed Program Descriptions

The following provides information on tax expenditures within the Real Property Tax. Table 1 lists City programs, with a distribution by borough in Table 2. Similarly, Table 3 covers state programs, with borough analysis in Table 4. Public Agencies are reviewed on a citywide basis in Table 5, with borough analysis in Table 6. Terms are described below.

**Number of Exemptions:** This column provides the number of exemptions under each program. Certain properties may be eligible for more than one exemption, such as the Veterans and Senior Citizen exemptions. As a result, the number of exemptions may not match the number of parcels receiving exemptions.

**Exempt Assessed Value:** Exemptions exclude from the tax rolls a portion of the assessed value, whether the result of new construction (for example, the Industrial and Commercial Incentive Program) or tax relief programs targeted to individuals (Senior Citizen Homeowner Exemption). In prior years' reports, when the taxable actual assessed value (defined as: actual AV minus actual exempt value) equaled the taxable transitional assessed value (defined as: transitional AV minus transitional exempt value), the actual exempt value was reported. In this report, if the taxable actual AV and taxable transitional AV are equal, the transitional exempt AV is reported.

When a program provides an abatement of property taxes, this column is marked "N/A" and the value of the abatement can be found in the column marked "Tax Expenditures."

### **Tax Expenditures:**

*Exemptions:* For exemption programs, expenditures were determined by applying the appropriate tax rates to the exempt values in each category. Exemption categories were analyzed to determine the amount of exemption attributable to each of the City's four tax classes.

*Abatements:* Abatement benefits are direct dollar offsets to property tax liability. They are often based upon factors that are unrelated to assessed values. For example, an abatement granted to a landlord under the SCRIE program is based upon the cumulative amount of rent increases not collected from eligible senior citizen renters living in the apartment building.

**Residential/Commercial:** The number of exemptions, exempt assessed value, and tax expenditure are further detailed between residential and commercial use. The residential category includes those properties designated as tax class one or two. The commercial category includes all others, including properties that combine residential and commercial use.

**Gross Tax Expenditures:** Gross tax expenditures are determined by applying the appropriate tax rates to the exempt values, using the same methodology that was applied for Tax Expenditures but not accounting for any offsetting revenues.

**Payments-in-Lieu-of-Taxes (PILOTs):** Although exempt from taxation, certain properties may be contractually obligated to make payments to the City. Additionally, certain housing programs require payment of taxes based on a shelter rent formula, defined as gross rent less utility costs. Though available by exemption, this information may not be currently available by property type.

**Net Tax Expenditures:** These values are determined by reducing the gross tax expenditures by applicable PILOTs. Tax abatements, which are credits used to reduce tax liability (rather than assessment reductions), are included in this column.

## Real Property Tax

**Table 1**  
**CITY PROGRAMS**  
**REAL PROPERTY TAX EXPENDITURES**  
**Fiscal Year 2020**

Program	Number of Exemptions & Abatements	Exempt Assessed Value <sup>1</sup> (\$ millions)	Tax Expenditure (\$ millions)
<b>HOUSING DEVELOPMENT</b>	<b>148,551</b>	<b>17,297.7</b>	<b>2,251.1</b>
J-51 Exemption	21,668	1,838.0	229.4
Residential	21,642	1,835.1	229.1
Commercial	26	2.9	0.3
J-51 Abatement <sup>2</sup>	51,516	N/A	71.7
Residential	51,505	N/A	71.7
Commercial	11	N/A	0.1
421-a, New Multiple Dwellings (Pre-2016)	66,593	11,654.0	1,456.1
10-year exemption	7,429	820.9	100.8
15-year exemption	40,028	4,102.6	517.1
20-year exemption	670	3,550.0	439.0
25-year exemption	18,466	3,180.5	399.1
Residential	54,815	10,989.5	1,386.0
Commercial	11,778	664.4	70.0
421-a, Affordable NY Housing Program (2016 & Later)	119	931.8	114.3
20-year exemption	9	79.5	9.9
35-year exemption	110	852.3	104.4
Residential	96	834.3	104.1
Commercial	23	97.5	10.3
421-b, New Private Housing	3	0.0	0.0
HPD Division of Alternative Management	1,101	374.8	46.8
Lower Manhattan Conversion Exemption <sup>3</sup>	2,016	61.1	7.5
Lower Manhattan Conversion Abatement <sup>3</sup>	2,415	N/A	22.8
420-c, Low-income Housing <sup>4</sup>	2,170	2,438.0	285.8
Major Capital Improvement (MCI) Cost Abatement	950	N/A	16.6

*(continued)*

1. When the program provides an abatement rather than an exemption, this column is marked "N/A."
2. Due to revised methodology, the number of abatements is lower than in prior years' reports. When restated in terms of this new approach, the number of abatements was 54,385 in FY 2019, compared to the FY 2019 reported 72,101.
3. The Lower Manhattan Conversion Program was enacted as part of the Commercial Revitalization Program. See page 27 for details.
4. The tax expenditure is net of PILOT payments of \$13.8 million.

## Real Property Tax

**Table 1 (continued)**  
**CITY PROGRAMS**  
**REAL PROPERTY TAX EXPENDITURES**  
**Fiscal Year 2020**

Program	Number of Exemptions & Abatements	Exempt Assessed Value (\$ millions)	Tax Expenditure (\$ millions)
<b>INDIVIDUAL ASSISTANCE</b>	<b>481,298</b>	<b>1,098.3</b>	<b>978.2</b>
Senior Citizen Homeowner Exemption (SCHE)	48,483	777.7	148.3
Senior Citizen Rent Increase Exemption(SCRIE) <sup>5</sup>	61,147	N/A	136.0
Disabled Person Rent Increase Exemption (DRIE) <sup>5</sup>	11,639	N/A	25.0
Veterans Exemption	46,339	274.6	46.0
Low-Income Disabled Homeowner Exemption (DHE)	2,888	43.6	8.4
Physically Disabled Crime Victims Exemption	6	0.1	0.0
Co-op/Condo Abatement	309,249	N/A	614.0
Clergy Exemption	1,547	2.3	0.5
<b>ECONOMIC DEVELOPMENT</b>	<b>8,304</b>	<b>5,478.3</b>	<b>896.8</b>
Industrial & Commercial Incentive Program	5,469	5,074.8	539.0
Industrial & Special Commercial	1,463	771.4	82.1
All Other Commercial Projects	4,006	4,303.4	456.9
Industrial & Commercial Abatement Program <sup>6</sup>	2,182	N/A	301.0
Other Commercial & Industrial Programs	653	403.5	56.8
Major League Sports Facilities	1	403.5	42.5
Commercial Expansion Program	652	N/A	14.2
<b>OTHER</b>	<b>12,511</b>	<b>300.4</b>	<b>47.4</b>
Cooper Union/Chrysler Building	4	300.3	27.0
"Green Roof" Abatement	0	N/A	0.0
Solar Electric Generating System Abatement	12,506	N/A	20.4
Solar, Wind or Farm Waste Energy System Exemption	1	0.1	0.0
<b>TOTAL: CITY PROGRAMS</b>	<b>650,664</b>	<b>24,174.6</b>	<b>4,173.5</b>
Total Residential	136,713	16,532.7	2,170.4
Total Commercial/Industrial	20,142	6,243.1	977.4
Total Individual Assistance	481,298	1,098.3	978.2
Other	12,511	300.4	47.4

5. Data as of January 2020.

6. The 2,182 abatements represent 1,718 unique parcels.

## Real Property Tax

**Table 2**  
**CITY PROGRAMS**  
**REAL PROPERTY TAX EXPENDITURES BY BOROUGH**  
**Fiscal Year 2020**

Program	CITYWIDE		MANHATTAN		THE BRONX	
	Number of Exemptions & Abatements	Tax Expenditure (\$ millions)	Number of Exemptions & Abatements	Tax Expenditure (\$ millions)	Number of Exemptions & Abatements	Tax Expenditure (\$ millions)
<b>HOUSING DEVELOPMENT PROGRAMS</b>	<b>148,551</b>	<b>2,251.1</b>	<b>24,924</b>	<b>1,001.7</b>	<b>51,377</b>	<b>248.1</b>
J-51 Exemption	21,668	229.4	2,156	84.1	13,251	72.6
J-51 Abatement	51,516	71.7	4,753	15.7	34,265	21.8
421-a, New Multiple Dwellings (Pre-2016)	66,593	1,456.1	11,893	637.1	2,880	61.5
421-a, Affordable NY Housing Program (2016 & Later)	119	114.3	40	95.4	13	0.8
421-b, New Private Housing	3	0.0	0	0.0	0	0.0
HPD Division of Alternative Management	1,101	46.8	594	34.1	249	5.5
Lower Manhattan Conversion Exemption	2,016	7.5	2,016	7.5	0	0.0
Lower Manhattan Conversion Abatement	2,415	22.8	2,415	22.8	0	0.0
420-c, Low-Income Housing	2,170	285.8	595	96.8	569	82.6
Major Capital Improvement (MCI) Cost Abatement	950	16.6	462	8.2	150	3.3
<b>INDIVIDUAL ASSISTANCE PROGRAMS</b>	<b>481,298</b>	<b>978.2</b>	<b>192,964</b>	<b>540.4</b>	<b>36,503</b>	<b>50.3</b>
Senior Citizen Homeowner Exemption (SCHE)	48,483	148.3	2,072	10.8	3,686	8.9
Senior Citizen Rent Increase Exemption (SCRIE)	61,147	136.0	20,025	47.2	10,872	19.9
Disabled Person Rent Increase Exemption (DRIE)	11,639	25.0	3,526	7.7	2,733	4.8
Veterans Exemption	46,339	46.0	4,235	11.1	3,681	2.9
Low-Income Disabled Homeowner Exemption	2,888	8.4	97	0.5	260	0.6
Phys. Disabled Crime Victims Exemption	6	0.0	1	0.0	0	0.0
Co-op/Condo Abatement	309,249	614.0	162,985	463.2	15,183	13.3
Clergy Exemption	1,547	0.5	23	0.0	88	0.0
<b>ECONOMIC DEVELOPMENT PROGRAMS</b>	<b>8,304</b>	<b>896.8</b>	<b>1,006</b>	<b>240.9</b>	<b>943</b>	<b>116.9</b>
Industrial & Commercial Incentive Program	5,469	539.0	487	85.4	633	75.8
Industrial & Commercial Abatement Program	2,182	301.0	154	104.9	282	40.2
Major League Sports Facilities	1	42.5	1	42.5	0	0.0
Commercial Expansion Program	652	14.2	364	8.1	28	0.9
<b>OTHER</b>	<b>12,511</b>	<b>47.4</b>	<b>39</b>	<b>27.1</b>	<b>845</b>	<b>1.4</b>
Cooper Union/Chrysler Building	4	27.0	4	27.0	0	0.0
"Green Roof" Abatement	0	0.0	0	0.0	0	0.0
Solar Electric Generating System Abatement	12,506	20.4	35	0.1	845	1.4
Solar, Wind or Farm Waste Energy System Exemption	1	0.0	0	0.0	0	0.0
<b>TOTAL: CITY PROGRAMS</b>	<b>650,664</b>	<b>4,173.5</b>	<b>218,933</b>	<b>1,810.1</b>	<b>89,668</b>	<b>416.7</b>

7.

(continued)

## Real Property Tax

**Table 2 (continued)**  
**CITY PROGRAMS**  
**REAL PROPERTY TAX EXPENDITURES BY BOROUGH**  
**Fiscal Year 2020**

	<b>BROOKLYN</b>		<b>QUEENS</b>		<b>STATEN ISLAND</b>	
	Number of Exemptions & Abatements	Tax Expenditure (\$ millions)	Number of Exemptions & Abatements	Tax Expenditure (\$ millions)	Number of Exemptions & Abatements	Tax Expenditure (\$ millions)
<b>HOUSING DEVELOPMENT PROGRAMS</b>	<b>50,223</b>	<b>667.9</b>	<b>21,556</b>	<b>317.0</b>	<b>471</b>	<b>16.4</b>
J-51 Exemption	5,805	55.5	450	13.9	6	3.4
J-51 Abatement	9,330	22.0	2,995	10.8	173	1.5
421-a, New Multiple Dwellings (Pre-2016)	33,640	481.7	17,899	269.9	281	5.9
421-a, Affordable NY Housing Program (2016 & Later)	63	17.9	3	0.3	0	0.0
421-b, New Private Housing	1	0.0	2	0.0	0	0.0
HPD Division of Alternative Management	251	7.0	7	0.1	0	0.0
Lower Manhattan Conversion Exemption	0	0.0	0	0.0	0	0.0
Lower Manhattan Conversion Abatement	0	0.0	0	0.0	0	0.0
420-c, Low-Income Housing	950	81.9	45	18.9	11	5.6
Major Capital Improvement (MCI) Cost Abatement	183	2.0	155	3.2	0	0.0
<b>INDIVIDUAL ASSISTANCE PROGRAMS</b>	<b>91,771</b>	<b>149.1</b>	<b>138,677</b>	<b>206.7</b>	<b>21,383</b>	<b>31.7</b>
Senior Citizen Homeowner Exemption (SCHE)	13,304	40.3	22,501	69.9	6,920	18.5
Senior Citizen Rent Increase Exemption (SCRIE)	17,139	37.4	12,688	30.9	423	0.7
Disabled Person Rent Increase Exemption (DRIE)	3,469	7.5	1,835	4.9	76	0.2
Veterans Exemption	9,417	7.8	18,693	15.7	10,313	8.5
Low-Income Disabled Homeowner Exemption	741	2.3	1,124	3.2	666	1.8
Phys. Disabled Crime Victims Exemption	2	0.0	1	0.0	2	0.0
Co-op/Condo Abatement	46,908	53.4	81,291	82.0	2,882	2.1
Clergy Exemption	791	0.2	544	0.2	101	0.0
<b>ECONOMIC DEVELOPMENT PROGRAMS</b>	<b>3,095</b>	<b>224.7</b>	<b>2,779</b>	<b>281.9</b>	<b>481</b>	<b>32.3</b>
Industrial & Commercial Incentive Program	2,122	135.1	1,847	221.8	380	20.8
Industrial & Commercial Abatement Program	841	87.6	811	57.2	94	11.2
Major League Sports Facilities	0	0.0	0	0.0	0	0.0
Commercial Expansion Program	132	2.0	121	2.9	7	0.3
<b>OTHER</b>	<b>2,023</b>	<b>3.3</b>	<b>5,234</b>	<b>8.0</b>	<b>4,370</b>	<b>7.6</b>
Cooper Union/Chrysler Building	0	0.0	0	0.0	0	0.0
"Green Roof" Abatement	0	0.0	0	0.0	0	0.0
Solar Electric Generating System Abatement	2,023	3.3	5,233	8.0	4,370	7.6
Solar, Wind or Farm Waste Energy System Exemption	0	0.0	1	0.0	0	0.0
<b>TOTAL: CITY PROGRAMS</b>	<b>147,112</b>	<b>1,045.1</b>	<b>168,246</b>	<b>813.6</b>	<b>26,705</b>	<b>88.0</b>

## Real Property Tax

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### J-51 Program (Residential Alterations and Rehabilitation)

#### Citation

NYS Real Property Tax Law, Section 489  
NYC Administrative Code, Section 11-243

#### Policy Objective

Encourage the rehabilitation of existing residential structures by providing tax exemptions and abatements.

#### Description

J-51 benefits vary based on government involvement in the rehabilitation of the property, its location, and the extent and nature of the improvement.

Government-assisted projects receive enriched benefits, including a tax exemption for 34 years (30 years at full exemption followed by a four-year period of declining exemption) on the increase in assessed value due to renovation or rehabilitation, and an abatement that may equal the actual claimed cost, applied at a rate of 12.5 percent annually, for up to 20 years. Rehabilitation of formerly City-owned buildings receiving substantial government assistance through a program for affordable housing may also receive a 34-year exemption and an abatement of up to 150 percent of the reasonable cost of rehabilitation. In 1993, these enriched exemption and abatement benefits were extended to conversions of class A multiple dwellings and rehabilitation of class A buildings that are not entirely vacant, pursuant to the above conditions.

Properties that undergo renovations that qualify as Major Capital Improvements, such as the replacement of heating, plumbing or roofing systems, installation of new windows, or exterior and parapet wall repointing, may receive an exemption for 14 years (10 years at full exemption followed by a four-year period of declining exemption). Existing taxes may be abated for up to 90 percent of the reasonable cost of rehabilitation, at a rate of 8⅓ percent per year, for as long as 20 years. Buildings in designated areas of Manhattan below 96th Street are eligible for abatement of taxes on the building assessment, not the land, up to \$2,500 per unit. Moderate rehabilitation projects, where there is a significant improvement to at least one major building-wide system, receive a 34-year tax exemption and an abatement of no more than 20 years for up to 100 percent of the reasonable cost. A major requirement is that the property remains substantially occupied during the rehabilitation.

Rental units must remain under rent regulation during the benefit period. Benefits are also available to cooperatives, condominiums, and Mitchell-Lama housing, with some limitations.

A 2013 legislative enactment added restrictions on benefits for certain projects completed on or after December 31, 2011:

1. With some exceptions, J-51 benefits will not be allowed for alterations or improvements to cooperative or condominium buildings with an average unit assessed value of \$30,000

## Real Property Tax

or more unless the work was carried out with substantial governmental assistance. Under later legislation, the \$30,000 ceiling was raised to \$32,000, as further increased by rises in the cost-of-living percentage. However, the new ceiling cannot exceed \$40,000.

2. No benefits will be granted for the conversion of a non-residential building into a Class A multiple dwelling unless the conversion was carried out with substantial governmental assistance.

In 2020, the City Council, acting on state legislative authorization, adopted a local law that extended the deadline for completing projects in order to qualify for J-51 benefits to June 29, 2020.

### Distributional Information

The J-51 program provided 21,668 exemptions and 51,516 abatements to 431,669 units.<sup>1</sup> The exempt assessed value of these properties was \$1,838.0 million. This total exempt value was distributed according to property type as shown in the table below. Additional distributional information appears in Appendix III.

Property Type	J-51 Benefits by Property Type			
	Exemptions		Abatements	
	Units	Exempt Assessed Value	Units	Abatement
1-3 Family	0.2%	0.1%	0.1%	0.6%
Condos	18.2%	23.5%	6.8%	14.0%
Co-ops	7.6%	6.4%	42.8%	22.8%
Rentals	73.3%	69.2%	50.0%	60.9%
Mixed Use	0.7%	0.7%	0.2%	1.7%
	100.0%	100.0%	100.0%	100.0%

### Tax Expenditure

\$301.1 million; consists of \$229.4 million in exemption-related and \$71.7 million in abatement-related tax expenditures.

<sup>1</sup> Due to revised methodology, the number of abatements is lower than in prior years' reports. When restated in terms of this new approach, the number of abatements was 54,385 in FY 2019, compared to the FY 2019 reported 72,101.

## **Real Property Tax**

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### **Section 421-a (New Multiple Dwellings/Affordable NY Housing Program)**

#### **Citation**

NYS Real Property Tax Law, Section 421-a  
NYC Administrative Code, Sections 11-245, 11-245.1, 11-245.1-a and 11-245.1-b

#### **Policy Objective**

Promote construction of multi-family residential buildings with at least three dwelling units by providing a declining exemption on the new value created by the improvement.

#### **Description**

The Section 421-a Program is used to promote multi-family residential construction by providing a declining exemption on the new value created by the improvement. The program has been amended since its initial enactment in the early 1970's to expand benefits based on location and other qualifying conditions, which include: (a) substantial government assistance; (b) at least 20 percent of the units must be reserved for low- and moderate-income occupants; or (c) participation in the lower-income housing production program. All projects are eligible for exemption during the construction period, but not exceeding three years.

Depending on the area of the City in which the project is located, the date construction commenced and other factors, the project may qualify for a 10-year, 15-year, 20-year, or 25-year exemption following the construction period exemption. Each exemption begins with a period of full exemption on the assessed value of the new construction followed by a period during which the exemption is phased out. Through local legislative action, the City may limit benefits in certain situations.

In 2013, special legislation was enacted to allow 421-a benefits for projects constructed on specifically designated blocks and lots in high density districts of Manhattan where benefits were formerly not permitted, provided the developers meet certain requirements regarding the availability of affordable housing and comply with other statutory conditions. The parcels in question are lots 13 and 14 of block 51, lots 17, 18 and 21 of block 90, lots 7, 8, 10, 11, 57 and 111 of block 1010, lots 33, 34 and 35 of block 1259, and lot 10 of block 123.

In 2014, special legislation was enacted to allow 421-a benefits for a project in the Bronx consisting of unsubsidized dwellings with fewer than four units, provided certain conditions are met. (Generally, multiple dwellings with fewer than four units are eligible for benefits only if they are receiving governmental subsidies for the development of affordable housing.) The project is located on lots 1667 through 1708 and 1801 through 1964 of block 3432.

Prior to 2015, otherwise eligible projects could qualify for 421-a benefits if construction commenced before June 15, 2015. Under legislation enacted in 2015, the existing 421-a program was extended to cover any project on which construction is commenced not later than December 31, 2015 and completed on or before December 31, 2019. The owners of certain projects that are currently receiving 421-a benefits are given the option of extending the exemption for 10 or

15 years in return for agreeing to preserve existing affordable units and provide additional affordable units during the extended period.

The 2015 legislation also established a new 421-a exemption program for projects on which construction commenced after December 31, 2015. However, because certain statutory preconditions were not met, that program did not take effect.

In 2017, the name of the Section 421-a program was legislatively changed from New Multiple Dwellings to the Affordable New York Housing Program, and a revised exemption program was enacted for projects that commence construction between January 1, 2016 and June 15, 2022, and complete construction by June 15, 2026. The new program provides tax exemptions for 35 years to rental projects that include specified numbers of affordable housing units and satisfy other requirements, including, in certain cases, the payment of specified minimum wages to construction workers. Rental projects that qualify for an “enhanced” 35-year benefit receive a 100 percent tax exemption for 35 years following completion of construction. Projects that don’t qualify for the enhanced 35-year benefit receive a 100 percent benefit for 25 years following construction and an exemption equal to the percentage of affordable units during the final 10 years. (In addition, qualifying rental projects receive a 100 percent exemption during a construction period of up to 3 years.) Qualifying cooperative and condominium projects, which must be located outside of Manhattan and have no more than 35 units — referred to as homeownership projects — are eligible for a 100 percent exemption during a construction period of up to 3 years and for the following 14 post-construction years, and a 25 percent exemption during the next 6 years. The homeownership exemption only applies, however, to the first \$65,000 of assessed value per unit. For additional information, please refer to <https://www1.nyc.gov/site/hpd/services-and-information/tax-incentives-421-a.page>

The Section 421-a program is administered by the City’s Department of Housing Preservation and Development.

### **Distributional Information**

In FY 2020, the City provided 54,911 residential exemptions under Section 421-a. Rental buildings and condominium apartments received a large percentage of these exemptions. Overall, there were 203,757 units receiving tax benefits with an exempt value of \$12,585.8 million. This total exempt value was distributed according to property type as shown in the table below. Additional distributional information appears in Appendix III.

## Real Property Tax

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### 421-a Benefits by Property Type

Property Type	Units	Exempt Assessed Value
1 - 3 Family	3.4%	1.2%
Condos	22.2%	22.4%
Co-ops	2.5%	2.4%
Rentals	58.6%	68.3%
Mixed Use	13.3%	5.7%
Total	100.0%	100.0%

### Tax Expenditure

New Multiple Dwellings (for construction that began before 2016): \$1,456.1 million

Affordable New York Housing Program (for construction that began in 2016 and later): \$114.3 million

Total: \$1,570.4 million

## Section 421-b (New Private Homes)

### Citation

NYS Real Property Tax Law, Section 421-b

### Policy Objective

Promote new private home construction by making home ownership more affordable to a larger segment of the population.

### Description

The 421-b program provides a declining eight-year property tax exemption for the construction of one- and two-family homes. There are no geographic restrictions.

As in other programs, the building assessment is exempt during the construction period, not to exceed two years. Thereafter, the property is fully exempt for an additional two years. In the third year, the exemption is reduced to 75 percent and declines by 12½ percent in each subsequent year, until the ninth year when the property becomes fully taxable. The exemption is applicable only to the value of the new construction. During the exemption period, the property owner must pay a minimum tax, which is based on the lesser of: (a) the assessed valuation during the tax year immediately preceding the tax year in which construction was commenced; or (b) in the case of new construction, the assessed valuation of the land appearing on the tax roll in the first year after completion of construction.

The 421-b program has been periodically extended, most recently to projects commenced between July 1, 2002 and June 30, 2006 and completed no later than July 1, 2011.

In 2004, the State legislature expanded the program to include certain owner-occupied multiple dwellings containing up to four dwelling units. To qualify, the multiple dwelling must be in a government-assisted project located on property acquired by the federal government through foreclosure of a federally-insured mortgage and conveyed to an approved owner for rehabilitation pursuant to an agreement with the federal government. In addition, the project must have commenced between July 1, 2002 and June 30, 2006 and been completed no later than July 1, 2008.

### Distributional Information

In FY 2020, three one- to three-family homes received 421-b benefits.

### Tax Expenditure

Less than \$50,000

## **Real Property Tax**

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### **Department of Housing Preservation and Development, Division of Alternative Management Programs (DAMP)**

#### **Citation**

NYS Private Housing Finance Law, Section 577

#### **Policy Objective**

Return City-owned residential properties to private ownership.

#### **Description**

The Division of Alternative Management Programs operates several programs that select alternative managers for residential properties foreclosed by the City for nonpayment of taxes, with the goal of returning these properties to the tax roll. These programs are known as the Community Management Program (CMP), the Tenant Interim Lease Program (TILP), the Private Ownership and Management Program (POMP), and the Urban Homesteading Program. These programs differ in the kind of alternative manager they select. The properties are primarily coops owned by Housing Development Fund Companies.

The CMP selects not-for-profit community housing organizations to manage and upgrade occupied City-owned residential buildings in their neighborhoods. The goal of the program is to sell a building to its tenants as a low-income cooperative for \$250 per unit.

The TILP helps organized tenant associations develop occupied City-owned buildings into economically self-sufficient, low-income tenant-owned cooperatives. The program provides training to the tenant associations, and the rental income is used to cover operating expenses, repairs, and management fees.

The POMP provides private real estate firms an opportunity to manage, repair and eventually purchase occupied City-owned buildings. Firms that pass an initial screening enter into a contract with DAMP, which allocates community development funds and capital budget funds to cover major repairs and the difference between operating costs and rent collections for the first six months. After a year of successful management under City supervision, the building may be sold to the private firm.

Under the Urban Homesteading Program, organized low- and moderate-income families with construction skills can rehabilitate and purchase vacant buildings as low-income cooperatives. Participants receive financial and technical assistance from the City.

Properties sold through DAMP receive certain Real Property Tax breaks on the residential portion of the property for a forty-year period. For properties in the program in FY 1990, the taxable assessed value of the residential portion is equal to \$3,500 per dwelling unit. For properties that have entered the program since FY 1990, the taxable assessed value per unit is subject to the terms of the applicable City Council resolution. Commencing July 1, 1990 and applicable to all properties in the program, the taxable assessed value per dwelling unit is

## Real Property Tax

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subject to limited increases of 6 percent annually and 20 percent over any five-year period. Any assessed value in excess of these amounts is fully exempt.

### Distributional Information

In FY 2020, there were 1,101 DAMP exemptions on properties containing 22,549 units. The total exempt assessed value was \$374.8 million. These benefits were distributed by property type as shown in the table below. More distributional information appears in Appendix III.

DAMP Benefits by Property Type		
Property Type	Units	Exempt Assessed Value
1 - 3 Family	0.0%	0.0%
Condos	0.0%	0.0%
Co-ops	77.4%	81.0%
Rentals	22.4%	18.8%
Mixed Use	0.1%	0.2%
Total	100.0%	100.0%

### Tax Expenditure

\$46.8 million

## **Real Property Tax**

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### **Commercial Revitalization Program and Commercial Expansion Program**

In 1995, at the City's request, the State Legislature enacted the Commercial Revitalization Program designed to increase tenant occupancy in office and retail space in lower Manhattan and in certain other areas of the City and to reduce building obsolescence by encouraging investment in older commercial space or conversion to residential use. The program provides tax incentives through the real property and Commercial Rent Taxes and energy subsidies through the Energy Cost Savings Program.

In 2000, the State Legislature enacted the Commercial Expansion Program in order to promote the development of commercial and industrial areas outside of Manhattan's central business districts.

The components of these programs are listed below. Since some of the components are part of other City tax expenditure programs, more detailed descriptions of program benefits are provided separately, either as part of write-ups on general programs or as stand-alone entries. The detailed write-ups can be found on the pages indicated below.

#### **Commercial Revitalization Program: Lower Manhattan**

	<u>page</u>
Real Property Tax Abatement <sup>1</sup>	23
Commercial Rent Tax Abatement	91
Lower Manhattan Energy Program (LMEP)	91
Conversion of Non-Residential Buildings to Residential Use	27

#### **Commercial Expansion Program: Special Garment Center District and Designated Areas Outside of Manhattan's Central Business District**

	<u>page</u>
Real Property Tax Abatement <sup>1</sup>	25
Relocation and Employment Assistance Program (REAP)	85
Industrial and Commercial Incentive Program/ Industrial and Commercial Abatement Program	42

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<sup>1</sup> As part of the Commercial Revitalization Program, a tax abatement program was created for commercial leases in selected areas of Manhattan above 96<sup>th</sup> Street and the other boroughs. This program (sections 499aa through 499hh of the Real Property Tax Law) was expanded as part of the Commercial Expansion Program.

### Commercial Revitalization Program: Commercial Leases in Lower Manhattan

#### Citation

NYS Real Property Tax Law, Sections 499a – 499h

#### Policy Objective

Promote more productive use of older commercial properties in Lower Manhattan by stimulating economic activity.

#### Description

At the request of the City, the State Legislature enacted the Commercial Revitalization Program in 1995 to promote economic activity in lower Manhattan and certain other areas of the City.<sup>1</sup> The Real Property Tax Abatement Program was, and still is, an integral part of the revitalization strategy to increase tenant occupancy of office and retail space and encourage investment in older commercial space.

The Real Property Tax abatement is granted for space that has been leased (new, renewal, or expansion lease) for office or retail purposes. For leases with a term of five years or more, the abatement lasts for five years. In years one, two and three, the abatement is equal to the tax liability per square foot, not to exceed \$2.50 per square foot, for all leases commencing on or after April 1, 1997. The abatement for years four and five is equal to two-thirds and one-third, respectively, of the abatement initially granted. The program also provides a more limited abatement for leases with a minimum term of three years but less than five years. The abatement in the initial year equals the tax liability per square foot, but not exceeding \$2.50 per square foot. In years two and three, the abatement is equal to two-thirds and one-third, respectively, of the abatement in the initial year. The minimum three-year lease term is an option available only to tenants who employ no more than 125 people at the eligible premises. Tenants employing more than 125 people must sign leases with a minimum term of 10 years.

The program imposes other eligibility requirements as follows:

- The space leased must be located in a non-residential or mixed-use building constructed prior to 1975 and located in the statutorily designated Abatement Zone.
- There are mandatory minimum required expenditures for tenant improvements and/or common areas.
- Pursuant to an amendment enacted in 2017, the lease must be signed within the eligibility period that will end March 31, 2021. Additionally, the benefit period cannot extend beyond March 31, 2027.

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<sup>1</sup> The original Commercial Revitalization Program included a tax abatement program for commercial leases in selected areas elsewhere in the City. This benefit is now part of the Commercial Expansion Program.

## **Real Property Tax**

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In 2006, the program was extended to private elementary or secondary school premises.

### **Tax Expenditure**

See pages 25-26.

**Commercial Expansion Program: Commercial and Industrial Leases in Special Garment Center District and in Areas Outside Manhattan's Central Business District**

**Citation**

NYS Real Property Tax Law, Sections 499-aa through 499-hh

**Policy Objective**

Encourage businesses to locate in Manhattan above 96<sup>th</sup> Street (or in the mid-town Special Garment Center District), the Bronx, Brooklyn, Queens, and Staten Island.

**Description**

This program, originally enacted in 1995, was extended and amended in 2000 as part of the City's Commercial Expansion Program. The program provides a Real Property Tax reduction for space that has been leased (new, renewal or expansion lease) for commercial, office or industrial purposes within Expansion areas — all manufacturing districts and most commercial areas outside Manhattan's central business districts. The tax abatement is passed through to the tenant as a reduction in rent. The program excludes any space occupied or used for retail, hotel or residential purposes.

To be eligible, the premises must be located in a non-residential or mixed-use building with a minimum aggregate floor area of 25,000 square feet. The building and the premises must meet statutory deadlines concerning completion of construction and lease commencement date. Finally, the program requires minimum improvements to the premises, varying by the length of the lease and the number of employees that will be located at the premises.

The program provides the same tax benefits and structure as the Real Property Tax Abatement program under the Commercial Revitalization Program. Qualifying leases with a term of five years or more are eligible for a five-year tax abatement while qualifying leases with a term of at least three years but less than five years are eligible for the three-year benefit.

Under legislation enacted in 2005, the program was liberalized to promote manufacturing and industrial activity within the Expansion areas as well as in the Manhattan Special Garment Center District, as defined in the City's zoning resolution. "Industrial and manufacturing activities" are defined as activities involving the assembly of goods to create a different article, or the processing, fabrication or packaging of goods. A qualifying firm that enters into a lease for three years or more on or after July 1, 2005 is eligible for a tax abatement/rent reduction for up to 120 months. Space in any non-residential or mixed-use building can qualify for the benefit, regardless of the building's size or when it was constructed. Other program conditions have also been eased for qualifying firms, including those related to expenditures for building improvements and employment levels. In 2006, amendments modified and clarified the 2005 changes. Under 2017 legislation, the end of the eligibility period has been extended from June 30, 2018 to June 30, 2021.

## **Real Property Tax**

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### **Tax Expenditure**

\$14.2 million [Real Property Tax abatements for commercial leases in Commercial Revitalization Program and Commercial Expansion Program areas].

## Lower Manhattan Conversion: Non-Residential Buildings to Residential Use

### Citation

NYS Real Property Tax Law, Section 421-g

### Policy Objectives

To promote more productive use of non-residential buildings in Lower Manhattan.

### Description

Created as part of the Commercial Revitalization Program, section 421-g provides a Real Property Tax exemption on the increase in assessed value due to conversion of non-residential buildings to residential use. The program also provides for an abatement of existing property taxes.

To qualify for tax benefits, the building must be in the statutorily defined Lower Manhattan Abatement Zone and a permit for conversion must be issued between July 1, 1995 and June 30, 2006. If, after conversion, more than 12 percent of the building's aggregate floor area consists of commercial, community facility and accessory use space, the exemption and abatement will be reduced by the difference between the percentage of space so used and 12 percent. If more than 25 percent of the aggregate floor space is used for commercial, community facility or accessory use, the exemption and abatement will be revoked. For the purpose of this statute, "accessory use space" will be deemed not to include home occupation or accessory parking space located not more than 23 feet above the curb level. Notwithstanding any other provision of State or local law relating to rent stabilization, the rents of dwelling units in an eligible building are subject to control while the building is receiving a tax exemption and/or abatement.

The program provides a tax exemption for 12 years, including the first eight years at 100 percent. In the remaining four years, the exemption percentage declines at a rate of 20 percentage points in each year. The tax abatement is granted for 14 years. In the first ten years the abatement is equal to the property's taxes in its first year of participation in the program. In years 11 through 14 of the abatement period, the abatement percentage is reduced by 20 percentage points each year. If the property has been designated as a landmark prior to completion of conversion, the exemption and abatement periods are extended to 13 years and 15 years, respectively. The 100 percent exemption period is extended to nine years and the full abatement period is extended to 11 years.

### Tax Expenditure

\$30.3 million; consists of \$7.5 million in exemption-related and \$22.8 million in abatement-related tax expenditures.

## Real Property Tax

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### Section 420-c (Low-Income Housing Exemption)

#### Citation

NYS Real Property Tax Law, Section 420-c

#### Policy Objective

Assist nonprofit organizations in providing affordable housing for low-income tenants.

#### Description

Enacted in 1993, the §420-c program provides a 100 percent exemption from Real Property Taxes for qualifying low-income housing located in NYC. Under 2004 legislation, and applicable to exemption applications approved on or after September 28, 2004, the exemption generally applies to property owned by an entity wholly controlled by a charitable or social welfare organization recognized as exempt under the U.S. Internal Revenue Code, where the property provides housing accommodations to persons and families of low income, participates in or has participated in the federal low-income housing tax credit program, and is subject to a regulatory agreement with the City's Department of Housing Preservation and Development. The exemption terminates upon the expiration or termination of the regulatory agreement. Applications approved prior to September 28, 2004 were subject to different ownership and certain other requirements.

#### Distributional Information

In FY 2020, there were 2,170 Section 420-c exemptions on properties containing 74,477 units. The total exempt assessed value was \$2,438.0 million. Rentals accounted for 94 percent of all units and most of the other units were devoted to uses such as adult care facilities and homes for the indigent. Appendix III has additional distributional information.

420-c Benefits by Property Type		
Property Type	Units	Exempt Assessed Value
1 - 3 Family	0.2%	0.1%
Condos	0.0%	0.1%
Co-ops	1.2%	1.3%
Rentals	93.8%	88.2%
Mixed Use	4.7%	10.3%
Total	100.0%	100.0%

#### Tax Expenditure (net after PILOTs)

\$285.8 million

## **Rehabilitation of Single-Room Occupancy Housing**

### **Citation**

NYS Real Property Tax Law, Section 488-a  
NYC Administrative Code, Section 11-244

### **Policy Objective**

Encourage the rehabilitation of existing single-room occupancy housing units.

### **Description**

Dating back to 1980, this program is designed to encourage the rehabilitation of multiple dwellings used for single-room occupancy by providing tax exemption and abatement for eligible improvements to a qualifying building. Eligible improvements include the upgrading or replacement of heating systems, electrical systems, elevators, plumbing, sprinklers, fire escapes and roofing, and other work necessary to meet code requirements. Qualifying buildings can receive tax exemption for 32 years on any increase in assessed value that results from eligible improvements, and an annual tax abatement, for up to 20 years, equal to 12½ percent of the reasonable cost of eligible improvements as certified by the Department of Housing Preservation and Development. The annual abatement cannot exceed the taxes otherwise payable for the year, and the total abatement cannot exceed the lesser of (a) 150 percent of the certified reasonable cost or (b) the actual cost of the eligible improvements.

This program has been extended periodically, most recently to eligible improvements commenced before December 31, 2019 and completed within 36 months from commencement.

### **Tax Expenditure**

None

## **Real Property Tax**

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### **Major Capital Improvement (MCI) Cost Abatement**

#### **Citation**

Chapter 20 (Part A, § 65), NYS Laws of 2015

#### **Policy Objective**

Help compensate landlords of rent-regulated buildings for economic losses resulting from the lengthening of the period for amortizing major capital improvement costs.

#### **Description**

In connection with various amendments in 2015 to the City's rent control and rent stabilization laws, the period during which a landlord can amortize or recoup the cost of building-wide major capital improvements (MCIs) through increased apartment rents has been increased from seven years to eight years in the case of a building with no more than 35 units or nine years in the case of a building with more than 35 units. Landlords affected by this change are eligible to receive a Real Property Tax abatement equal to 50 percent of the economic loss attributable to the extended amortization period. Such economic loss is determined by multiplying the total approved cost of the major capital improvement by a fraction whose numerator is the increase, measured in months, in the amortization period (12 or 24 months) and whose denominator is the total number of months in the new amortization period (96 or 108 months). The abatement applies only during the City fiscal year following the approval of an application for abatement by the NYC Department of Finance, and no part of the abatement can be carried over to any subsequent fiscal year.

The legislation became effective June 2015.

#### **Tax Expenditure**

\$16.6 million

## Senior Citizen Homeowner Exemption (SCHE)

### Citation

NYS Real Property Tax Law, Section 467  
NYC Administrative Code, Section 11-245.3

### Policy Objective

To provide Real Property Tax relief to elderly homeowners with limited incomes.

### Description

This program provides a partial exemption of the assessed value of the legal residence occupied in whole or in part by the owner(s) of the property. To qualify for the benefit, the following conditions must be met: (a) all owners must be at least 65 years of age, except that if the property is owned by a married couple or siblings, only one of them must meet the age criterion; (b) combined household income may not exceed specified limits detailed below; and (c) the owner must have held title to the property for a minimum of 12 consecutive months, although exceptions may apply when a qualifying property is sold and a new one purchased. There are two instances in which a property will qualify for SCHE although the qualifying senior citizen does not hold title to the property: (1) the property is held in trust for the benefit of a person or persons who meet the income and age requirements; or (2) the person or persons hold a legal life estate in the property.

Eligible tenant-shareholders of cooperative apartments can also claim SCHE benefits. For purposes of this program, the co-op tenant-shareholder is deemed to own that portion of the property represented by his or her proportionate share of the outstanding stock of the corporation. A co-op tenant-shareholder who resides in a dwelling subject to Article II, IV, V, or XI of the Private Housing Finance Law may be eligible for an exemption under the SCHE program if he or she is not eligible for a rent increase exemption pursuant to the Senior Citizen Rent Increase Exemption program. The reduction in taxes realized by the cooperative housing corporation must be credited against the amount of taxes payable by the eligible shareholder.

The SCHE exemption applies only to the portion of the property used for residential purposes.

The income eligibility ceiling has been raised periodically since the program's inception. Beginning in FY 2018, a 50-percent exemption is available for homeowners with incomes no greater than \$50,000. For homeowners with incomes between \$50,001 and \$52,999, the tax exemption is reduced by five percentage points for each \$1,000 increment in income above \$50,000. For those with incomes between \$53,000 and \$58,399, the exemption percentage declines by five percentage points for each \$900 increment in income above \$52,999.

The Senior Citizen Homeowner Exemption does not include a sunset provision.

## Real Property Tax

### Distributional Information

In FY 2020, there were 48,483 exemptions with an exempt value of \$777.7 million. The following table provides a distribution of households by income range. Additional distributional information appears in Appendix III.

Percentage Exemption	Income Range	Number of Exemptions	Percent of Total Exemptions	Exempt Assessed Value (\$ millions)
50%	\$0-\$50,000	37,933	78.2%	612.6
45%	\$50,001-\$50,999	443	0.9%	6.3
40%	\$51,000-\$51,999	466	1.0%	5.8
35%	\$52,000-\$52,999	425	0.9%	4.6
30%	\$53,000-\$53,899	385	0.8%	3.7
25%	\$53,900-\$54,799	367	0.8%	2.9
20%	\$54,800-\$55,699	370	0.8%	2.5
15%	\$55,700-\$56,599	333	0.7%	1.6
10%	\$56,600-\$57,499	296	0.6%	0.9
5%	\$57,500-\$58,399	272	0.6%	0.4
	Income Unspecified <sup>1</sup>	<u>7,193</u>	<u>14.8%</u>	<u>136.3</u>
	TOTAL	48,483	100.0%	777.7

<sup>1</sup>Senior Citizens Homeowner Exemptions are aggregated for each cooperative building. As a result, incomes cannot be specified for individual apartment owners.

### Senior Citizen Homeowner Exemption

#### Benefits by Property Type

Property Type	Units	Exempt Assessed Value
1 - 3 Family	80.4%	75.6%
Condos	3.4%	5.6%
Co-ops	14.6%	17.4%
Rentals	1.0%	0.9%
Mixed Use	0.6%	0.5%
Total	100.0%	100.0%

### Tax Expenditure

\$148.3 million

## Low-Income Disabled Homeowner Exemption (DHE)

### Citation

NYS Real Property Tax Law, Section 459-c  
NYC Administrative Code, Section 11-245.4

### Policy Objective

To provide Real Property Tax relief to disabled homeowners with limited incomes.

### Description

This program provides a partial Real Property Tax exemption for disabled homeowners whose household incomes do not exceed specified levels. A 50-percent exemption is available where income does not exceed a base amount. A declining exemption, ranging from 45 percent to 5 percent, is available where income exceeds that amount. The income ceilings have been raised periodically. Beginning in FY 2018, the income ceiling for the 50-percent exemption is \$50,000. For purposes of the declining exemption schedule, the income ceiling to qualify for the minimum 5 percent exemption is \$58,399 as of July 1, 2017.

For purposes of the exemption, a person is considered disabled if he or she has a physical or mental impairment which substantially limits such person's ability to engage in one or more major life activities. Major life activities include: caring for oneself, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning and working. The person must: (a) be certified to receive social security disability insurance or supplemental security income benefits; (b) be certified to receive Railroad Retirement Disability benefits; (c) have received a certificate from the State Commission for the Blind and Visually Handicapped stating that such person is legally blind; or (d) be certified to receive a United States Postal Service or Department of Veterans Affairs disability pension.

The property must be used exclusively for residential purposes or only that portion used for residential purposes shall be entitled to exemption. The property must also be the legal residence of and occupied by the eligible disabled person. An exception is permitted where the disabled person is absent while receiving health-related care as an inpatient of a residential health care facility. The exemption is also applicable to eligible owners of cooperative apartments. No parcel that receives an exemption under Section 459-c may receive an exemption pursuant to Section 467 (Senior Citizen Homeowner Exemption), although in certain cases an eligible homeowner is given the option of choosing whichever exemption is more beneficial.

### Tax Expenditure

\$8.4 million

## Real Property Tax

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### Senior Citizen Rent Increase Exemption (SCRIE)/Disabled Person Rent Increase Exemption (DRIE)

#### Citation

NYS Real Property Tax Law, Sections 467-b, 467-c  
NYC Administrative Code, Sections 26-405, 26-406, 26-509, 26-601 to 26-616

#### Policy Objective

To eliminate rent increases for elderly and disabled tenants with limited incomes who meet certain income guidelines.

#### Description

The Senior Citizen Rent Increase Exemption program (SCRIE) exempts an eligible renter from increases in rent above one-third of total household income. In return, the landlord receives a Real Property Tax abatement equal to the amount of rent forgiven. If the total rent increase exemption applicable to a property exceeds the taxes due, a Real Property Tax refund is granted.

Tenants may be eligible for the SCRIE program if they are at least 62 years old and have a total household income that does not exceed \$29,000 (but see below). The definition of “income” excludes payments made to individuals because of their status as victims of Nazi persecution as defined in P.L. 103-286. Once tenants qualify for the program, increases in their Social Security income are excluded from the determination of total household income. Furthermore, the tenant must reside in a rent-controlled, rent-stabilized or rent-regulated (such as Mitchell-Lama housing) unit.

Legislation enacted in 2005 extended the SCRIE program to tenants, regardless of age, who qualify as “persons with disabilities.” To qualify as a disabled person, an individual must be receiving social security disability insurance or supplemental security income benefits under federal law (or currently receiving medical assistance benefits based on prior eligibility for SSDI or SSI), or receiving a veterans disability pension or disability compensation benefits.<sup>1</sup> To be eligible for the DRIE benefit, the combined income of all members of the disabled person’s household cannot exceed the maximum income above which he or she would not be eligible to receive cash supplemental security income under federal law (but see below).

Under legislation enacted in 2014, 2016, and 2017, the SCRIE and DRIE household income eligibility ceilings were increased to \$50,000 for FY 2015 through FY 2020. If these ceilings are not extended by legislation, the prior ceilings will apply beginning in FY 2021. (New York State partially reimburses the City for the added cost of the SCRIE program, but not the DRIE program, due to the income ceiling increase.)

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<sup>1</sup> Under 2016 legislation, a person can also qualify as disabled if he or she receives a disability pension or disability compensation benefits provided by the U.S. Postal Service.

**Tax Expenditure**

SCRIE: \$136.0 million; DRIE: \$25.0 million

## Real Property Tax

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### Veterans Exemption

#### Citation

NYS Real Property Tax Law, Sections 458 and 458-a  
NYC Administrative Code, Sections 11-245.45, 11-245.5, 11-245.6 and 11-245.7

#### Policy Objective

Provide property tax relief to qualified veterans in recognition of their service to the country and community.

#### Description

Partial tax exemptions are granted under two sections of the State Real Property Tax Law. The original program, under Section 458, granted tax exemptions to veterans who had purchased real property using a bonus, pension, or insurance, or compensation received as a prisoner of war. The exemption granted is equal to the amount of eligible funds, not to exceed \$5,000, or, effective July 1, 2015, \$7,500. Prior to January 1, 2018, the exemption does not apply to the portion of the Real Property Tax levied for school purposes. Beginning January 1, 2018, the exemption is applicable to the full tax rate, including the school portion of the levy. A total exemption of up to \$10,000 is provided, for both school and non-school tax purposes, for suitable handicapped-designed housing made necessary as the result of a war-related disability.

A veteran who sells a property that has been granted a Section 458 veteran exemption and purchases a new property any time thereafter may be granted a Section 458 exemption for the new property, provided such property qualifies for this exemption. The statute requires that the money received from the sale of the first property equal or exceed the amount of eligible funds used for its purchase and that such funds be subsequently used to purchase the second property.

New veterans exemptions are granted under Section 458-a, based upon service rendered. An exemption equal to 15 percent of the property's assessed value is granted to eligible veterans who served during a specified period of war; an additional 10 percent exemption is available to eligible veterans who served in a combat zone; and an additional exemption may be granted to eligible disabled veterans equal to the product of 50 percent of the veteran's disability rating. However, these exemptions are subject to dollar limitations, which were adjusted in 2017 pursuant to local law and became effective with the assessment roll for FY 2018, as follows: (a) the period of war exemption may not exceed \$48,000, or \$48,000 multiplied by the latest class ratio, whichever is less; (b) the combat zone exemption may not exceed \$32,000, or \$32,000 multiplied by the latest class ratio, whichever is less; and (c) the disability exemption may not exceed \$160,000, or \$160,000 multiplied by the latest class ratio, whichever is less. Prior to Fiscal Year 2018, the exemption does not apply to the portion of the Real Property Tax levied for school purposes (see table below). Beginning with Fiscal Year 2018, the exemption is applicable to the full tax rate, including the school portion of the levy. A total exemption of up to \$10,000 is provided, for both school and non-school tax purposes, for suitable handicapped-designed housing made necessary as the result of a war-related disability.

## Real Property Tax

### Maximum Assessed Value Caps for New Veterans Exemptions by Tax Class and Service Rendered

Tax Class	Wartime Veterans		Combat Veterans		Disabled Veterans	
	Prior to FY 2018	Beginning FY 2018	Prior to FY 2018	Beginning FY 2018	Prior to FY 2018	Beginning FY 2018
1	\$4,140	\$2,880	\$6,900	\$4,800	\$13,800	\$9,600
2	\$24,300	\$21,600	\$40,500	\$36,000	\$81,000	\$72,000
4	\$24,300	\$21,600	\$40,500	\$36,000	\$81,000	\$72,000

Section 458 or 458-a exemptions may be granted to properties held in trust for the benefit of a person or persons who would otherwise be eligible for these exemptions but for the fact that they do not hold legal title to the property. Veterans who own and occupy cooperative apartments, except those in Mitchell-Lama developments or other projects subject to Article II, IV, V or XI of the State Private Housing Finance Law, are also eligible for a veterans exemption. The property or cooperative apartment must be used exclusively for residential purposes and be the primary residence of the veteran or the surviving spouse who has not remarried. If the property is not used exclusively for residential purposes, the non-residential portions of the property are fully taxable.

### Distributional Information

In FY 2020, there were 46,339 exemptions in this program with a total exempt value of \$274.6 million. Queens accounted for 40 percent of total units. These benefits were distributed by property type as shown below. Additional distributional information appears in Appendix III.

#### Veterans Benefits by Property Type

Property Type	Units	Exempt
		Assessed Value
1 - 3 Family	74.1%	49.1%
Condos	2.2%	5.6%
Co-ops	22.6%	44.4%
Rentals	0.7%	0.6%
Mixed Use	0.4%	0.3%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>

### Tax Expenditure

\$46.0 million

## **Real Property Tax**

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### **Clergy Exemption**

#### **Citation**

NYS Real Property Tax Law, Section 460

#### **Policy Objective**

To provide Real Property Tax relief to members of the clergy engaged in the work of their religious denominations.

#### **Description**

Real property that is owned by a member of the clergy who is engaged in the work of his or her religious denomination is exempted from Real Property Taxation to the extent of \$1,500 of assessed value. The exemption also applies if the clergy member is unable to perform such work due to impaired health or because he or she is over the age of 70, or if the property is owned by the clergy member's unremarried surviving spouse. To qualify for the exemption, the owner must be a resident and inhabitant of New York State. Owners of co-ops are not eligible for the clergy exemption.

#### **Tax Expenditure**

\$0.5 million

## **Physically Disabled Crime Victims**

### **Citation**

NYS Real Property Tax Law, Section 459-b

### **Policy Objective**

To provide Real Property Tax relief to crime victims or good Samaritans who suffer a disability as a result of a crime.

### **Description**

State law authorizes the City to provide a tax exemption for the assessed value of improvements made to one-, two- or three-family homes that facilitate and accommodate the use and accessibility needs of physically disabled crime victims or good Samaritans. A qualifying crime victim is a person who personally suffers a physical injury as the direct result of a crime. A good Samaritan is a person who is not a law enforcement officer, but who:

1. apprehends a person who committed a crime or a felony in his or her presence; or
2. acts to prevent or attempts to prevent a crime; or
3. assists a law enforcement officer in making an arrest; and
4. was physically disabled as a result of such crime

The qualifying crime victim or good Samaritan must be an occupant of the property for which an exemption is sought and may be the property owner, a member of the homeowner's household, or a resident. The physical disability must be permanent and must substantially limit one or more of the individual's major life activities.

The amount of the exemption is based upon the assessed value of the improvements made to accommodate the physically disabled person. The exemption continues as long as the improvements remain necessary to facilitate and accommodate the use and accessibility of the disabled person.

### **Tax Expenditure**

Less than \$50,000

## Real Property Tax

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### Class Two Cooperatives and Condominiums - Partial Tax Abatement

#### Citation

NYS Real Property Tax Law, Section 467-a

#### Policy Objective

Provides partial property tax relief to owners or tenant-shareholders of class two condominiums or cooperatives to reduce the disparity in property taxation between residential real property in class one and class two residential property held in condominium or cooperative form of ownership.

#### Description

A program was enacted in 1996 to provide partial tax relief for dwelling units owned by condominium owners or cooperative tenant-shareholders who, as of the applicable taxable status date, own no more than three dwelling units in any one property held in condominium or cooperative form of ownership. Units held by sponsors or their successors in interest are not eligible for the abatement. Additionally, properties that already receive a tax exemption or abatement based upon a State or local law are not eligible for this abatement except in certain specified circumstances.

The abatement program had been scheduled to expire at the end of FY 2012 (July 1, 2011 – June 30, 2012), but 2013 legislation extended it until the end of FY 2015 and revised the benefits. Under later legislation, the revised program has been extended until the end of FY 2021. Before the revision, units with an average assessed value greater than \$15,000 were eligible for an abatement equal to 17.5 percent of the unit's taxes, while units with an average assessed value of \$15,000 or less were eligible for a 25 percent abatement. Under the revised program, units that are the owner's primary residence are allowed benefits as follows:

Average Assessed Value of Residential Units	Benefit Amount Per Year		
	FY 2013	FY 2014	FY 2015 – FY 2021
\$50,000 or less	25.0%	26.5%	28.1%
\$50,001 - \$55,000	22.5%	23.8%	25.2%
\$55,001 - \$60,000	20.0%	21.2%	22.5%
\$60,001 and above	17.5%	17.5%	17.5%

Beginning with FY 2013, a unit that is not the owner's primary residence is no longer eligible for an abatement; however, if the owner had received an abatement in FY 2012, the abatement was phased out over the next two years through a 50 percent reduction in FY 2013 and a 75 percent reduction in FY 2014. Thus, beginning in FY 2015, the abatement is fully phased out for units that are not the owner's primary residence.

**Distributional Information**

A total of 55,349 condominium units and 253,900 cooperative apartments benefited from this program in FY 2020. Additional distributional information appears in Appendix III.

**Class Two Coop/Condo Partial Tax Abatement  
by Property Type**

Property Type	Units	Abatement
Condos	17.9%	24.6%
Coops	82.1%	75.4%
Total	100.0%	100.0%

**Tax Expenditure**

\$614.0 million

## **Real Property Tax**

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### **Industrial and Commercial Incentive Program (ICIP)/Industrial and Commercial Abatement Program (ICAP)**

#### **Citation**

NYS Real Property Tax Law, Sections 489-aaaa — 489-llll; 489-aaaaaa — 489-kkkkkk  
NYC Administrative Code, Sections 11-256 through 11-267; 11-268 through 11-278

#### **Policy Objective**

Encourage economic development by means of tax exemptions and abatements for construction or rehabilitation of commercial, industrial, or mixed-use structures.

#### **Description**

##### **Industrial and Commercial Incentive Program**

The Industrial and Commercial Incentive Program (ICIP) replaced the Industrial and Commercial Incentive Board (ICIB) in November 1984. ICIP differs from the original program in two important respects: 1) benefits are granted on an “as-of-right” basis rather than at the discretion of a board, and are structured to encourage development outside Manhattan’s business districts; and 2) the new program includes clear guidelines regarding the qualifying conditions that determine eligibility for tax exemptions.

##### *Industrial Projects*

ICIP provides tax exemptions and, in some cases, abatements of pre-existing tax liability for industrial construction work. An industrial property is any building or structure in which, after completion of industrial construction work, at least 75 percent of the total net square footage is used or immediately available and held out for manufacturing activities. Unlike commercial projects, the eligibility requirements and benefits for industrial projects are uniform across the City.

The exemption period consists of 16 years in which the increase in assessed value due to the industrial construction work is fully exempt, followed by a nine-year phase-out period in which the exemption percentage is reduced by 10 percentage points each year. To qualify for the exemption, the minimum required expenditure (MRE) is equal to 10 percent of the initial assessed value.

Industrial projects can also qualify for a tax abatement if their MRE is equal to 25 percent of the initial assessed value. The abatement is equal to a percentage of the Real Property Tax imposed on the property for the tax year immediately preceding the effective date of the project’s Certificate of Eligibility and commences in the first tax year immediately following completion of the industrial construction work. In tax years one through four, the abatement percentage is equal to 50 percent; in tax years five and six, 40 percent; in tax years seven and eight, 30 percent; in tax years nine and ten, 20 percent; and in tax years 11 and 12, 10 percent.

### *Commercial Projects*

With a few exceptions, ICIP benefits are targeted to encourage commercial development in Manhattan above 96<sup>th</sup> Street, the Bronx, Brooklyn, Queens and Staten Island. Through a combination of legislation and designation by the ICIP Boundary Commission, the City has been divided into development areas for the purpose of determining the availability of ICIP incentives.

*1. Excluded Area:* With the exception of benefits for renovation projects and construction of “smart” office buildings, there are currently no ICIP benefits available for commercial construction work in Manhattan below 96<sup>th</sup> Street. Prior to January 1, 1993, a portion of the Excluded Area had been designated as a Deferral Area. As the name implies, the tax liability on the increase in assessed value resulting from commercial construction work for eligible projects in the Deferral Area was postponed, not forgiven. Projects that received deferral benefits are required to repay the obligation in 10 equal installments commencing in the eleventh year following the effective date of the certificate of eligibility.

*2. Renovation Area:* Since February 1, 1995, the eligibility for ICIP benefits has been limited to renovation projects south of 59<sup>th</sup> Street in Manhattan. Renovation construction work encompasses rehabilitation, renovation, expansion or modernization of an existing building or structure. Benefits are structured to provide an exemption equal to 100 percent of the increase in assessed value resulting from the renovation construction work for the first eight years, followed by a four-year phase-out in which the exemption percentage declines by 20 percentage points in each year.

*3. New Construction of “Smart” Office Buildings:* As of December 31, 1996, tax incentives for new construction of “smart” office buildings have been restricted to Lower Manhattan (roughly, the area south of Murray Street). To qualify as a “smart” building, the property must meet certain physical and technological requirements as set forth in the statute. Such projects receive an exemption equal to 100 percent of the increase in assessed value resulting from such construction work for four years followed by a four-year phase-out, declining by 20 percentage points in each year.

The following designations and benefits apply to areas in Manhattan north of 96<sup>th</sup> Street as well as the Bronx, Brooklyn, Queens and Staten Island.

*1. Special Exemption Areas:* These areas are designated by the Boundary Commission based on criteria that indicate such areas need deeper tax incentives to encourage commercial construction work. Special Exemption Areas also include areas designated as Empire Zones in accordance with Article 18-b of the General Municipal Law. Projects in Special Exemption Areas receive the same tax exemption as industrial projects, i.e., 16 years of full exemption followed by a nine-year phase-out period.

*2. Regular Exemption Areas:* Areas not designated as Special Exemption Areas are considered Regular Exemption Areas. Commercial projects receive a tax exemption equal to 100 percent of the increase in assessed value for the first eight years following the effective date of the certificate of eligibility. This is followed by a four-year phase-out

## **Real Property Tax**

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period in which the exemption percentage declines by 20 percentage points each year. By year 13, the exemption is fully phased-out.

*3. Revitalization Areas:* The ICIP program was amended as part of the City's Commercial Expansion Program. Within Regular or Special Exemption Areas, an area may be designated as a Revitalization Area, which may be any area of the City, except in Manhattan south of 96<sup>th</sup> Street, that is zoned C4, C5, C6, M1, M2 or M3. The importance of the Revitalization Area designation is that it eliminates the two- or four-year waiting period for eligibility where commercial projects had more than 15 percent of the total net square footage used for manufacturing; and it allows a pro rata tax abatement for the industrial portion of a mixed-use project (commercial and industrial) in which less than 75 percent but at least 25 percent of the total square footage of the building or structure is used for manufacturing or immediately available for manufacturing use. An abatement is available outside Revitalization Areas only if at least 75 percent of the structure is used for manufacturing or immediately available for manufacturing use.

In 2007, the State Legislature extended ICIP program sunset dates by one year, allowing applications for benefits to be filed until June 30, 2008 and building permits to be obtained by July 31, 2008.

### **Industrial and Commercial Abatement Program**

In 2008, the ICIP program was replaced by a new Industrial and Commercial Abatement Program (ICAP). However, the ICIP program will generally continue to apply to construction work performed pursuant to a building permit issued before August 1, 2008 and to construction work performed pursuant to additional building permits issued on or after August 1, 2008 if at least one permit was issued before that date and the work was described in an application for a certificate of eligibility filed on or before June 30, 2008.

Under the new ICAP program, tax abatements are available for qualifying commercial or industrial construction work for varying periods ranging up to 25 years, depending on geographical area, type of construction and other factors. Property used by a utility (other than certain facilities known as "peaking units") is not eligible for any abatement, and property used partly for retail purposes is subject to certain limitations on benefits. In general, the ICAP benefit, called the "abatement base," takes into account the real estate tax on the property before and after construction, referred to as the "initial tax" and the "post-completion tax." No abatement is allowed unless the post-completion tax exceeds the initial tax by more than 15 percent, and the abatement is for only the amount by which the post-completion tax exceeds 115 percent of the initial tax. In specified circumstances, the abatement may be increased during the benefit period (referred to as "inflation protection").

A sunset provision in the ICAP legislation requires benefit applications to be filed not later than March 1, 2022 and building permits to be obtained not later than April 1, 2022.

In general, benefits are available if location and other requirements, described below, are met.

### *Location Requirements*

1. *Industrial projects:* Industrial projects can be located anywhere in the City.
2. *New Commercial Construction:* New commercial construction can be located anywhere in the City, except in some parts of Manhattan. The area south of 96<sup>th</sup> Street (including the south side of 96<sup>th</sup> Street) and north of Murray, Frankfort, and Dover Streets does not qualify.
3. *Commercial Renovations:* Commercial renovations can be located anywhere in the City, except in some parts of Manhattan. The area between 59th Street and 96th Street (including the north side of 59th street and south side of 96th street) does not qualify. Below 59th Street, specific commercial renovation benefits are available and additional benefits are provided in the Garment Center District and in Lower Manhattan between Murray Street, Battery Place, South Street and West Street.
4. *Special Areas of the City:* Additional benefits may be granted for new commercial construction or renovations in special areas of the City. Special areas of the City can be viewed at the following webpage: <https://www1.nyc.gov/site/finance/benefits/benefits-industrial-and-commercial-abatement-program-icap.page>

### *Other Requirements*

Applicants must spend at least 30 percent of the property's taxable assessed value no later than four years from the date the building permit was first issued, or from the start of construction, if no permit is required. (Industrial construction projects that spend at least 40 percent of the property's taxable assessed value receive additional benefits.) Construction must be completed no later than five years from the date of issuance of the first building permit, or if no permit is required, from the start of construction.

ICAP benefit schedules vary according to the type of project. A summary of these schedules appears below. Further details are available at [https://www1.nyc.gov/assets/finance/downloads/pdf/icap/icap\\_benefit\\_schedule.pdf](https://www1.nyc.gov/assets/finance/downloads/pdf/icap/icap_benefit_schedule.pdf)

## Real Property Tax

SUMMARY OF ICAP BENEFIT SCHEDULES			
Work Project	Retail Use	Length of Abatement	Benefit Schedule
Commercial construction outside a special commercial area	No restriction	15 years	100% of abatement base in the first 11 years, phasing out over 4 years
Commercial construction in special commercial area	10% or less	25 years	100% of abatement base in the first 16 years, phasing out over 9 years
Commercial construction in special commercial area - schedule for retail portion over 10%	Over 10%	15 years	100% of abatement base in the first 11 years, phasing out over 4 years
Commercial construction work on new construction in certain areas of Manhattan	No restriction	8 years	100% of abatement base in the first 4 years, phasing out over 4 years
Industrial construction	10% or less	25 years	100% of abatement base in the first 16 years, phasing out over 9 years
Industrial construction - schedule for retail portion over 10%	Over 10%	15 years	100% of abatement base in the first 11 years, phasing out over 4 years
Renovation in Renovation Areas (Lower Manhattan and Garment District)	5% or less <sup>1</sup>	12 years	100% of abatement base in the first 8 years, phasing out over 4 years
Renovation in Renovation Areas (south of 59th Street, except Lower Manhattan and Garment District)	5% or less <sup>1</sup>	10 years	100% of abatement base in the first 5 years, phasing out over 5 years
Additional industrial abatement on the initial tax amount	No restriction	12 years	Reduces the initial tax on the building by 50% in the first 4 years, phasing out over 8 years

1. Retail space in excess of 5% receives no abatement.

### Tax Expenditure

ICIP exemptions: \$539.0 million

ICAP: \$301.0 million

**Major League Sports Facilities - Madison Square Garden**

**Citation**

NYS Real Property Tax Law, Section 429

**Policy Objective**

Ensure the viability of a major league sports facility in New York City.

**Description**

The City has provided a full Real Property Tax exemption for Madison Square Garden. The exemption is contingent upon the continued use of the Garden by professional major league hockey and basketball teams for their home games.

**Tax Expenditure**

\$42.5 million

## **Real Property Tax**

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### **The Cooper Union/Chrysler Building**

#### **Citation**

Chapter 279, §11, NY Laws of 1859, as amended

#### **Policy Objective**

Provide revenue to support the educational mission of The Cooper Union for the Advancement of Science and Art.

#### **Description**

The Chrysler Building, a landmarked commercial office building on East 42nd Street in Manhattan, is situated on land owned by The Cooper Union for the Advancement of Science and Art, an educational institution in Manhattan's East Village. Under the terms of the exemption provision contained in Cooper Union's statutory charter (Chapter 279, §11, NY Laws of 1859), as interpreted by the New York courts (*Cooper Union v. Sexton*, 247 A.D. 371 (1936) and *Cooper Union v. Wells*, 180 N.Y. 537 (1905)), the Chrysler Building, although not itself used for educational purposes, is exempt from Real Property Taxation. In accordance with the terms of the lease between Cooper Union and the operator of the building, amounts equivalent to the real estate taxes that would be due on the building but for the exemption are payable to Cooper Union to further its educational purposes.

In recent years, two Cooper Union-owned sites (three tax lots) on Astor Place in the East Village were leased to developers under arrangements similar to those in effect for the Chrysler Building. A luxury residential building was constructed on one site and an office building on the other. While the two properties are fully tax-exempt, certain payments in lieu of taxes are made to the City under the terms of a negotiated agreement.

#### **Tax Expenditure** (net after PILOTs)

\$27.0 million

## **“Green Roof” Abatement**

### **Citation**

NYS Real Property Tax Law, Sections 499-aaa through 499-ggg

### **Policy Objective**

Help control and capture storm water in order to reduce the burden on the City’s sewer system.

### **Description**

A real estate tax abatement is provided for the construction of a “green roof” on a Class One, Two or Four building in the City. Generally, a “green roof” is an addition to a roof, covering at least 50 percent of the rooftop space, which includes, among other things, a growth medium and a vegetation layer. For City fiscal years beginning on and after July 1, 2014, the abatement amount is \$5.23 per square foot, limited to the lesser of \$200,000 or the building’s annual tax. However, effective June 30, 2019, if the amount of the abatement exceeds the building’s total tax liability for the year, the excess may be applied to tax liability in succeeding years, up to a maximum of five years. For city fiscal years beginning on and after July 1, 2019, an enhanced tax abatement is available for buildings within specifically designated New York City community districts that meet certain conditions. The enhanced abatement amount is \$15 per square foot of green roof, but not exceeding \$200,000. If the amount of the abatement exceeds the building’s total tax liability for the year, the excess may be applied to tax liability in succeeding years up to a maximum of five years.

For the fiscal year beginning July 1, 2014, the aggregate amount of all abatements allowed is limited to \$750,000; for subsequent fiscal years, the total of all abatements is limited to \$1 million per year. If total annual abatements exceed these ceilings, approved applicants will receive pro rata abatements as determined by the Department of Finance. The abatement program is scheduled to sunset at the end of FY 2024.

### **Tax Expenditure**

None

## **Real Property Tax**

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### **Solar Electric Generating System and Electric Energy Storage Equipment Abatement**

#### **Citation**

NYS Real Property Tax Law, Sections 499-aaaa through 499-gggg

#### **Policy Objective**

Help reduce greenhouse emissions and provide cleaner energy and more efficient energy systems.

#### **Description**

A four-year tax abatement is provided for the construction of a solar electric generating system in a Class One, Two or Four building in the City. If the system is placed in service on or after August 5, 2008 and before January 1, 2011, the amount of the abatement is 8.75 percent of eligible solar electric generating system expenditures. For systems placed in service on or after January 1, 2011 and before January 1, 2013, the amount of the abatement is 5 percent of the eligible expenditures. For systems placed in service on or after January 1, 2013 and before January 1, 2014, the amount of the abatement is 2.5 percent of the eligible expenditures. For systems placed in service on or after January 1, 2014 and before January 1, 2021, the amount of the abatement is 5 percent of the eligible expenditures. The abatement is claimed in the City fiscal year following the approval of the abatement and in the following three fiscal years. The abatement in any year is, however, limited to the lesser of \$62,500 or the taxes payable on the building in that year. Eligible system expenditures include reasonable expenditures for materials, labor costs and certain other costs directly related to the construction or installation of the system. Abatement applications must be filed no later than March 15, 2021.

Under legislation enacted in 2018, this abatement program was extended to electric energy storage equipment, which is defined as a set of technologies capable of storing electric energy and releasing that energy as electric power at a later time. The abatement applies to eligible equipment placed in service on or after January 1, 2019 and before January 1, 2021. The amount of the abatement is 10 percent of eligible equipment expenditures, but cannot exceed the lesser of the annual real property taxes on the property or \$62,500. Applications for this new abatement must be filed no later than March 15, 2021.

#### **Tax Expenditure**

\$20.4 million

## Solar, Wind or Farm Waste Energy System Exemption

### Citation

NYS Real Property Tax Law, Section 487

### Policy Objective

Help reduce greenhouse emissions and provide cleaner energy.

### Description

Real property that includes a solar or wind energy system or farm waste energy system can qualify for a 15-year exemption on the increase in the value of the property attributable to the installation of the system. In order to qualify for the exemption, the system must meet guidelines established by the New York State Energy Research and Development Authority. In addition, the exemption applies only to systems that (a) existed or were constructed prior to July 1, 1988, or (b) are constructed after January 1, 1991 but before January 1, 2025. Under the law, local jurisdictions granting the exemption can require property owners to enter into contracts for payments in lieu of taxes during the exemption period.

Under legislation enacted in 2017 and 2018, this exemption is extended to the following systems, as defined in section 487: micro-hydroelectric energy systems; fuel cell electric generating systems; micro-combined heat and power generating equipment systems; fuel-flexible linear generator electric generating systems; electric energy storage equipment; and electric energy storage systems. The new exemption applies only to systems constructed after January 1, 2018 and before January 1, 2025.

### Tax Expenditure

Less than \$50,000

## Real Property Tax

**Table 3**  
**STATE PROGRAMS**  
**REAL PROPERTY TAX EXPENDITURES**  
**Fiscal Year 2020**

	Number of Exemptions	Exempt Assessed Value (\$ millions)	Gross Tax Expenditure (\$ millions)	PILOTs (\$ millions)	Net Tax Expenditure (\$ millions)
Limited Profit Housing Cos.	274	2,937.4	363.0	93.2	269.8
Residential	227	2,755.4	343.8	93.2	250.7
Commercial	47	182.0	19.2	0.0	19.2
Limited Dividend Cos.	19	88.3	11.0	3.4	7.6
Redevelopment Cos.	291	1,048.1	130.3	49.6	80.8
Residential	261	1,027.2	128.1	49.6	78.6
Commercial	30	20.9	2.2	0.0	2.2
Housing Development Fund Cos.	238	672.8	78.6	30.2	48.5
Residential	162	398.4	49.7	30.2	19.6
Commercial	76	274.4	28.9	0.0	28.9
Special Incentive Programs	1,422	1,666.7	206.3	32.1	174.2
Residential	1,363	1,570.7	196.1	32.1	164.1
Commercial	59	96.0	10.1	0.0	10.1
Urban Development Action Area Projects	6,599	126.2	22.0	0.0	22.0
State Assisted Housing	35	95.1	11.2	2.5	8.7
Residential	18	61.2	7.6	2.5	5.1
Commercial	17	33.9	3.6	0.0	3.6
Housing Trust Fund Purchase of Damaged Sandy Parcels	492	3.5	0.6	0.0	0.6
<b>TOTAL: STATE PROGRAMS</b>	<b>9,370</b>	<b>6,638.0</b>	<b>823.0</b>	<b>210.8</b>	<b>612.2</b>
Total Residential	9,141	6,030.8	759.0	210.8	548.2
Total Commercial/Industrial	229	607.2	64.0	0.0	64.0

## Real Property Tax

**Table 4**  
**STATE PROGRAMS**  
**REAL PROPERTY TAX EXPENDITURES BY BOROUGH**  
**Fiscal Year 2020**

Program	CITYWIDE		MANHATTAN		THE BRONX	
	Number of Exemptions	Net Tax Expenditure (\$ millions)	Number of Exemptions	Net Tax Expenditure (\$ millions)	Number of Exemptions	Net Tax Expenditure (\$ millions)
Limited Profit Housing Companies	274	269.8	58	105.6	80	66.5
Limited Dividend Companies	19	7.6	2	3.0	13	2.0
Redevelopment Companies	291	80.8	71	46.8	110	9.0
Housing Development Fund Companies	238	48.5	67	19.2	57	10.6
Special Incentive Programs	1,422	174.2	418	78.7	547	45.0
Urban Development Action Area Program	6,599	22.0	608	3.0	1,098	2.1
State Assisted Housing	35	8.7	10	3.1	14	1.3
Housing Trust Fund - Sandy Parcels	492	0.6	0	0.0	0	0.0
<b>TOTAL: STATE PROGRAMS</b>	<b>9,370</b>	<b>612.2</b>	<b>1,234</b>	<b>259.5</b>	<b>1,919</b>	<b>136.6</b>

Program	BROOKLYN		QUEENS		STATEN ISLAND	
	Number of Exemptions	Net Tax Expenditure (\$ millions)	Number of Exemptions	Net Tax Expenditure (\$ millions)	Number of Exemptions	Net Tax Expenditure (\$ millions)
Limited Profit Housing Companies	100	61.2	31	35.5	5	1.0
Limited Dividend Companies	4	2.5	0	0.0	0	0.0
Redevelopment Companies	94	12.7	15	12.2	1	0.0
Housing Development Fund Companies	88	12.4	18	4.4	8	1.9
Special Incentive Programs	371	24.0	68	25.2	18	1.1
Urban Development Action Area Program	3,309	9.1	1,570	7.8	14	0.0
State Assisted Housing	6	2.0	5	2.4	0	0.0
Housing Trust Fund - Sandy Parcels	1	0.0	6	0.0	485	0.6
<b>TOTAL: STATE PROGRAMS</b>	<b>3,973</b>	<b>123.9</b>	<b>1,713</b>	<b>87.5</b>	<b>531</b>	<b>4.8</b>

## **Real Property Tax**

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### **Limited-Profit Housing Companies**

#### **Citation**

NYS Private Housing Finance Law, Article 2  
NYS Real Property Tax Law, Section 414

#### **Policy Objective**

Maintain and increase low- and middle-income housing stock in New York State.

#### **Description**

The Limited-Profit Housing Companies Law was originally adopted in 1955 to assist in the construction of low- and middle-income housing. These privately-managed rental and co-op projects, commonly known as Mitchell-Lama housing, were constructed with financing assistance from the City or the State. In return for 40- to 50-year mortgages at interest rates of four to eight percent, the respective government maintains supervisory rights to establish tenant-income restrictions, set rent levels, impose co-op resale restrictions, and establish waiting list procedures.

Real property taxes for Mitchell-Lama projects are based on the greater of 10 percent of shelter rent (gross rent less utilities) or a specified percentage of the assessed value of the property multiplied by the applicable tax rate. In addition, the City receives payments-in-lieu-of-taxes (PILOTs) from a small number of Mitchell-Lama projects.

The enabling legislation does not have a sunset provision.

#### **Distributional Information**

In FY 2020, there were 227 residential and 47 commercial exemptions under this program. The residential properties contained 89,546 units with a total exempt assessed value of \$2,755.4 million. Sixty-seven percent of units receiving benefits were co-ops. Twenty-six percent of units were Bronx co-ops (the location of Co-op City). Rental units receiving benefits were primarily located in Brooklyn, the Bronx, and Manhattan. Twenty-eight percent of the exempt assessed value was attributable to Manhattan co-ops. More distributional information appears in Appendix III.

**Real Property Tax**

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**Limited-Profit/Mitchell Lama (Residential Only)**

**Benefits by Property Type**

Property Type	Units	Exempt Assessed Value
Co-ops	66.7%	66.9%
Rentals	33.3%	33.1%
Total	100.0%	100.0%

**Tax Expenditure** (net after PILOTs)

\$269.8 million

## **Real Property Tax**

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### **Limited-Dividend Housing Companies**

#### **Citation**

NYS Private Housing Finance Law, Article 4  
NYS Real Property Tax Law, Section 414

#### **Policy Objective**

Maintain and increase low- and middle-income housing stock in New York State.

#### **Description**

The Limited-Dividend Housing Companies (LDHC) program, dating from the 1920's, was one of the earliest attempts to channel private investment into affordable housing for low- and middle-income households. Private developers, who financed garden apartment cooperative developments for which they were receiving a limited return on investment, received a 50-year Real Property Tax exemption. However, they were required to comply with State regulations on eligibility of purchasers, co-op sale prices, and operating surpluses. Although the original exemptions for all LDHC projects have expired, the then-existing Board of Estimate approved a 14-year phase-in of full taxation, recognizing the hardship an abrupt change in tax liability would have on co-op owners.

The enabling legislation does not have a sunset provision.

#### **Distributional Information**

Distributional information for this program is grouped with several other programs under the label "Other Residential" and can be found in Appendix III.

#### **Tax Expenditure** (net after PILOTs)

\$7.6 million

## **Redevelopment Companies**

### **Citation**

NYS Private Housing Finance Law, Article 5  
NYS Real Property Tax Law, Section 423

### **Policy Objective**

Encourage low- to moderate-income housing through private financing.

### **Description**

This program was a precursor to the Limited-Profit Housing Company Program (Mitchell-Lama). The participants are largely institutional investors, such as insurance companies and pension funds, which provide financing for the development of rental and co-op units. Participants are granted a 25-year tax exemption that may be extended through City Council action in exchange for accepting a limited rate of return on their investment and for complying with City regulations regarding tenant eligibility, rent levels and restrictions of co-op sales.

The enabling legislation does not have a sunset provision.

### **Distributional Information**

Distributional information for this program is grouped with several other programs under the label “Other Residential,” and can be found in Appendix III.

### **Tax Expenditure** (net after PILOTs)

\$80.8 million

## **Real Property Tax**

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### **Housing Development Fund Companies (HDFC) and Special Incentive Programs**

#### **Citation**

NYS Private Housing Finance Law, Articles 11 and 18-A  
NYS Real Property Tax Law, Section 414

#### **Policy Objective**

To provide low- and moderate-income housing, both publicly and privately financed, through a variety of programs.

#### **Description**

##### **Housing Development Fund Companies**

Housing Development Fund Companies (HDFC) is an umbrella term for a wide range of projects developed by non-profit organizations. Special exemptions are adopted by the City Council under the authority of Article 11, depending upon the nature of the program in which the project is involved.

Projects that are entitled to full exemptions include housing constructed in the 1960s and early 1970s under the federal Section 236 program, housing renovated through the Capital Budget Homeless Housing Program, and some properties participating in the SRO Loan Program. In addition, new housing for the elderly and handicapped developed under Federal Section 202 also receives this tax benefit.

In 1995, this legislation was amended by adding a provision granting local legislative bodies the authority to exempt from Real Property Taxes projects to which the municipality has made loans under Section 576 of the Private Housing Finance Law (for acquisition, rehabilitation or construction) for housing for low-income households. Thirty percent of a project's residents must be households previously residing in emergency shelter facilities.

This enabling legislation does not have a sunset provision.

##### **Special Incentive Programs**

Tax benefits are also available to projects receiving grants or loans for the construction or rehabilitation of turnkey/enhanced rental projects for low-income persons under Article 18-A of the Private Housing Finance Law.

**Distributional Information**

There were 162 residential and 76 commercial exemptions under the HDFC program, with a total of 15,667 units and an exempt assessed value of \$672.8 million. Units in rental properties made up 83 percent of the program. These benefits were distributed by property type as shown below. Additional distributional information appears in Appendix III.

<b>Housing Development Fund Company</b>		
<b>Benefits by Property Type</b>		
Property Type	Units	Exempt Assessed Value
1 - 3 Family	0.1%	0.0%
Condos	0.0%	0.0%
Co-ops	0.0%	0.0%
Rentals	83.5%	59.2%
Mixed Use	16.5%	40.8%
Total	100.0%	100.0%

Under Special Incentive Programs, there were 1,422 exemptions, with 45,280 units and an exempt assessed value of \$1.7 billion. Over 90 percent of the units were in rental buildings.

**Tax Expenditure** (net after PILOTs)

HDFC: \$48.5 million

Special Incentive Programs: \$174.2 million

## **Real Property Tax**

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### **Urban Development Action Area Projects (UDAAP)**

#### **Citation**

NYS General Municipal Law, Section 696

#### **Policy Objective**

To encourage the construction of residential housing in designated areas.

#### **Description**

This exemption is granted to property developed on formerly City-owned land in designated Urban Development Action Area Projects (UDAAP). While UDAAP encompasses a wide range of housing development programs, the most notable examples are the Nehemiah and the Mutual Housing Association of New York (MHANY) Programs, which provide housing in the Brownsville and East New York sections of Brooklyn.

UDAAP sites receive Real Property Tax exemptions only on the assessed value of improvements: 10 years at 100 percent of assessed value, followed by a 10-year declining exemption. In 1999, the State Legislature amended the statute to provide that for projects consisting of new construction the land value shall be the lesser of: (a) the assessed value immediately prior to commencement of construction; or (b) the assessed value of the land appearing on the assessment roll in the first year after completion of construction.

The enabling legislation does not have a sunset provision.

#### **Distributional Information**

In FY 2020, there were 6,599 exemptions under this program representing 7,873 units with an exempt assessed value of \$126.2 million. One-, two- and three-family homes in Brooklyn, Queens and the Bronx received the largest proportion of UDAAP benefits. Additional distributional information appears in Appendix III.

**Urban Development Action Area Project  
Benefits by Property Type**

Property Type	Units	Exempt Assessed Value
1 - 3 Family	71.9%	56.4%
Condos	7.6%	14.9%
Co-ops	0.2%	0.3%
Rentals	12.2%	25.6%
Mixed Use	8.1%	2.8%
Total	100.0%	100.0%

**Tax Expenditure**

\$22.0 million

## **Real Property Tax**

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### **Miscellaneous State-Assisted Housing**

#### **Citation**

NYS Real Property Tax Law, Section 422

#### **Policy Objective**

Encourage the creation of housing for a target population.

#### **Description**

Section 422 provides tax exemptions for real property owned by not-for-profit corporations and used exclusively to provide housing and auxiliary facilities for a target population. This population includes, but is not exclusive to, faculty members, students, and employees (and their immediate families) attending or employed by a college or university; nurses, interns, resident physicians and other related personnel at hospitals and medical research institutions; and handicapped or elderly persons with low incomes. For Section 8 projects providing housing for the elderly, the City Council is authorized to grant a full exemption during construction, followed by a partial exemption.

The laws relating to these programs do not have sunset provisions.

#### **Distributional Information**

Distributional information for this program is grouped with several other programs under the label "Other Residential" and can be found in Appendix III.

#### **Tax Expenditure** (net after PILOTs)

\$8.7 million

**Housing Trust Fund Purchase of Damaged Sandy Parcels**

**Citation**

NYS Private Housing Finance Law, Section 45-a

**Policy Objective**

Assist property owners whose properties were damaged or destroyed by Superstorm Sandy.

**Description**

Section 45-a of the NYS Private Housing Finance Law established the Housing Trust Fund Corporation as a subsidiary of the NYS Housing Finance Agency. In the aftermath of Superstorm Sandy, which occurred on October 29 and 30, 2012, the Housing Trust Fund Corporation purchased from private property owners a number of properties in the City that had been damaged or destroyed by the storm. While those properties are owned by the HTFC, they are exempt from local real estate taxes.

**Tax Expenditure**

\$0.6 million

## Real Property Tax

**Table 5**  
**PUBLIC AGENCIES**  
**REAL PROPERTY TAX EXPENDITURES**  
**Fiscal Year 2020**

	Number of Exemptions	Exempt Assessed Value (\$ millions)	Gross Tax Expenditure (\$ millions)	PILOTs (\$ millions)	Net Tax Expenditure (\$ millions)
Industrial Development Agency	361	4,440.1	467.9	28.0	439.9
Economic Development Corp.	213	3,602.2	381.3	137.4	244.0
NYC Housing Authority	1,190	5,315.2	661.2	0.0	661.2
Residential	1,031	5,194.3	648.4	0.0	648.4
Commercial	159	120.9	12.7	0.0	12.7
Urban Development Corporation	843	2,736.8	314.0	0.0	314.0
Residential	793	1,323.5	165.1	0.0	165.1
Commercial	50	1,413.3	148.9	0.0	148.9
NYS Power Authority	34	1,070.9	128.7	0.0	128.7
Battery Park City Authority	3,824	2,541.3	288.2	150.0	138.2
Residential	3,758	1,056.6	131.8	68.6	63.2
Commercial	66	1,484.6	156.4	81.4	75.0
World Trade Center, Port Authority	21	1,903.0	200.5	55.0	145.5
Teleport, Port Authority	20	95.9	10.1	0.0	10.1
Trust for Cultural Resources	250	152.0	17.4	2.0	15.4
<b>TOTAL: PUBLIC AGENCIES</b>	<b>6,756</b>	<b>21,857.5</b>	<b>2,469.3</b>	<b>372.4</b>	<b>2,096.9</b>
Total Residential	5,582	7,574.3	945.3	68.6	876.7
Total Commercial/Industrial	1,174	14,283.1	1,524.0	303.8	1,220.2

## Real Property Tax

**Table 6**  
**PUBLIC AGENCIES**  
**REAL PROPERTY TAX EXPENDITURES BY BOROUGH**  
**Fiscal Year 2020**

	CITYWIDE		MANHATTAN		THE BRONX	
	Number of Exemptions	Gross Tax Expenditure (\$ millions)	Number of Exemptions	Gross Tax Expenditure (\$ millions)	Number of Exemptions	Gross Tax Expenditure (\$ millions)
Industrial Development Agency	361	467.9	90	226.5	56	120.2
Economic Development Corp.	213	381.3	86	291.2	11	14.0
NYC Housing Authority	1,190	661.2	250	312.9	257	110.8
Urban Development Corporation	843	314.0	626	186.8	2	1.3
NYS Power Authority	34	128.7	3	2.9	4	11.9
Battery Park City Authority	3,824	288.2	3,824	288.2	0	0.0
World Trade Center, Port Authority	21	200.5	21	200.5	0	0.0
Teleport, Port Authority	20	10.1	0	0.0	0	0.0
Trust for Cultural Resources	250	17.4	250	17.4	0	0.0
<b>TOTAL: PUBLIC AGENCIES</b>	<b>6,756</b>	<b>2,469.3</b>	<b>5,150</b>	<b>1,526.5</b>	<b>330</b>	<b>258.1</b>

	BROOKLYN		QUEENS		STATEN ISLAND	
	Number of Exemptions	Gross Tax Expenditure (\$ millions)	Number of Exemptions	Gross Tax Expenditure (\$ millions)	Number of Exemptions	Gross Tax Expenditure (\$ millions)
Industrial Development Agency	96	12.7	106	107.3	13	1.2
Economic Development Corp.	35	66.8	6	7.7	75	1.7
NYC Housing Authority	476	174.0	192	53.1	15	10.5
Urban Development Corporation	16	62.5	199	63.4	0	0.0
NYS Power Authority	3	8.9	20	102.0	4	2.9
Battery Park City Authority	0	0.0	0	0.0	0	0.0
World Trade Center, Port Authority	0	0.0	0	0.0	0	0.0
Teleport, Port Authority	0	0.0	0	0.0	20	10.1
Trust for Cultural Resources	0	0.0	0	0.0	0	0.0
<b>TOTAL: PUBLIC AGENCIES</b>	<b>626</b>	<b>324.8</b>	<b>523</b>	<b>333.5</b>	<b>127</b>	<b>26.4</b>

## **Real Property Tax**

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### **Industrial Development Agency (IDA)**

#### **Citation**

NYS General Municipal Law, Section 917  
NYS Real Property Tax Law, Section 412-a

#### **Policy Objective**

Encourage business expansion and increase employment in New York City.

#### **Description**

The City's Industrial Development Agency (IDA) assists eligible manufacturing, industrial and commercial businesses interested in large-scale expansion or modernization through the purchase of land, buildings, machinery and equipment. The IDA helps businesses gain access to the capital markets through the sale of industrial revenue bonds, the interest from which is exempt from some or all taxes. The result is lower-cost project financing.

All real property acquired or constructed with the use of IDA financing is exempt from Real Property Taxation. The exemption benefits are passed on to the project owners through leaseback arrangements. Lease payments are equivalent to debt service on bonds plus payments-in-lieu-of-taxes (PILOTs) on land and buildings.

The enabling legislation does not have a sunset provision.

#### **Tax Expenditure** (net after PILOTs)

\$439.9 million

**Economic Development Corporation (EDC)**

**Citation**

NYS Real Property Tax Law, Section 412

**Policy Objective**

To encourage real estate development that protects and enhances the City's job and income base.

**Description**

The Economic Development Corporation (EDC) is a non-profit local development corporation, acting as an independent entity under contract to the City to assist and promote real estate development. EDC assists developers in all the stages of a project, from planning and design to negotiations, financing, and construction. A major focus of EDC efforts is development outside Manhattan. EDC also leases City-owned property and then subleases it to private developers for construction of commercial and industrial projects. Ground lease agreements include a rental formula for payments-in-lieu-of-taxes (PILOTs) on both the land and project buildings.

The enabling legislation for EDC does not have a sunset provision.

**Tax Expenditure** (net after PILOTs)

\$244.0 million

## **Real Property Tax**

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### **New York City Housing Authority (NYCHA)**

#### **Citation**

NYS Public Housing Law, Section 52  
NYS Real Property Tax Law, Section 414

#### **Policy Objective**

Provide housing for low-income residents of New York City.

#### **Description**

Except for New York State-assisted projects, NYCHA property is exempt from direct taxation. City-aided projects are exempt for a period of 50 years and Federally-aided projects may be exempt for up to 60 years. (Upon the expiration of the initial 50- or 60-year exemption period, an additional 50- or 60-year exemption period may be granted.) However, by law, the City may require payments-in-lieu-of-taxes (PILOTs) from NYCHA projects and collected these payments through FY 2014. The City waived payments for FY 2015 and subsequent years to help stabilize NYCHA's financial crisis.

Until FY 2014, the fixed annual PILOT for NYCHA's City-funded projects was \$109,000. For the Federally aided projects, NYCHA paid a PILOT based on net routine operating expenses, which may vary annually. As assessed value for the State projects has been held constant for many years, there was a substantial implicit tax expenditure.

As of June 30, 2016, NYCHA operated 328 developments with 177,638 apartments with approximately 404,000 residents. NYCHA also administers a citywide Section 8 Leased Housing Program in private rental apartments for 85,224 households.

#### **Distributional Information**

In FY 2020, there were 1,031 residential exemptions representing 196,829 housing units with an exempt assessed value of \$5,194.3 million. There were 159 commercial exemptions with an exempt assessed value of \$120.9 million. NYCHA benefits were distributed throughout all boroughs. Manhattan, Brooklyn, and the Bronx had the greatest proportion of NYCHA residential exempt value. Rental properties comprised 99 percent of NYCHA residential exemptions. Additional distributional information appears in Appendix III.

NYCHA provided data for 170,391 households living in public housing as of June 30, 2019. Based on these data, the distribution of households is as follows:

## Real Property Tax

Household Income	Number of Households	Percentage of Households
Annual Income Under Review	1,990	1.2%
\$0 - \$9,999	36,356	21.3%
\$10,000 - \$12,499	24,147	14.2%
\$12,500 - \$14,999	12,805	7.5%
\$15,000 - \$19,999	20,344	11.9%
\$20,000 - \$24,999	14,779	8.7%
\$25,000 - \$29,999	12,275	7.2%
\$30,000 - \$34,999	9,245	5.4%
\$35,000 - \$39,999	7,958	4.7%
\$40,000 - \$44,999	6,465	3.8%
\$45,000 - \$49,999	4,960	2.9%
\$50,000 and Over	19,067	11.2%
<b>Total</b>	<b>170,391</b>	<b>100.0%</b>

Source: New York City Housing Authority, Department of Research and Management Analysis.

## Tax Expenditure

\$661.2 million.

## Real Property Tax

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### Urban Development Corporation (UDC)

#### Citation

NYS Unconsolidated Laws, Title 16, Chapter 24  
NYS Real Property Tax Law, Section 412

#### Policy Objective

To create and retain jobs in New York State, with particular emphasis on targeting economically distressed areas.

#### Description

Created in 1968, the Urban Development Corporation (UDC) is a New York State agency that finances, constructs and operates residential, commercial, industrial and civic facilities. An important tool in the State's economic development program, the UDC provides financing and technical assistance to businesses and local governments. Examples of UDC-assisted projects include the Columbia University Telecommunications Center, the Jacob K. Javits Convention Center, and the Roosevelt Island housing development.

The UDC exemption does not have a sunset provision.

#### Distributional Information

In FY 2020, there were 793 residential and 50 commercial exemptions under this program. The properties contained 17,396 units with an exempt assessed value of \$2,736.8 million. The exempt assessed value of the commercial properties was \$1,413.3 million.

UDC Benefits by Property Type		
Property Type	Units	Exempt Assessed Value
1 - 3 Family	0.0%	0.0%
Condos	4.3%	2.6%
Coops	54.0%	19.7%
Mixed Use	0.7%	51.6%
Rentals	40.9%	26.0%
Total	100.0%	100.0%

#### Tax Expenditure

\$314.0 million

**New York Power Authority**

**Citation**

NYS Public Authorities Law, Article 5, Title 1  
NYS Real Property Tax Law, Section 412

**Policy Objective**

Provide low-cost electric energy through seven investor-owned utilities and 51 municipal and cooperative systems.

**Description**

The New York Power Authority finances, constructs, and operates electric generating and transmission facilities. Construction is financed through the sale of tax exempt bonds. Revenues from the sale of power to public agencies, industries, investor-owned utilities and municipalities throughout the State cover the costs of debt service and project operations. In the New York metropolitan area, the Authority directly provides low cost power to government agencies promoting economic development.

The Power Authority's enabling legislation does not have a sunset provision.

**Tax Expenditure**

\$128.7 million

## Real Property Tax

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### Battery Park City Authority (BPCA)

#### Citation

NYS Public Authorities Law, Section 1981 and NYS Real Property Tax Law, Section 412

#### Policy Objective

Manage the development of a mixed commercial/residential community whose amenities serve the larger New York community.

#### Description

The Battery Park City Authority (BPCA) was created in 1968 by the Battery Park City Act. In cooperation with the City and the private sector, the Authority has developed a mixed-use community, combining residential and commercial properties with public facilities (schools, parks, etc.) and utilities. Under a 1981 agreement with a developer, four office towers containing six million square feet of space were completed in 1987.

PILOT payments remitted annually by the Authority, as stipulated in the 1986 Amendment to the Settlement Agreement between BPCA and the City of New York, are currently used as additional support for City housing programs. The Housing New York Agreement provides for BPCA revenues to back bond issues as well; in this regard, \$400 million in net proceeds from bonds issued by the Housing New York Corporation will allow for the increase of low- and moderate-income housing production throughout the City. The enabling legislation does not have a sunset provision.

#### Distributional Information

In FY 2020, there were 3,758 residential exemptions with an exempt value of \$1,056.6 million, providing tax relief for 3,748 condominiums and 3,874 rental apartments. There were 66 commercial exemptions with an exempt value of \$1,484.6 million. Additional distributional information appears in Appendix III.

<b>BPCA Benefits by Property Type</b>		
<b>Property Type</b>	<b>Units</b>	<b>Exempt Assessed Value</b>
Condos	48.3%	23.2%
Mixed Use	1.8%	58.4%
Rentals	49.9%	18.4%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>

**Tax Expenditure** (net after PILOTs)

\$138.2 million

## **Real Property Tax**

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### **Teleport Center, Port Authority of NY and NJ**

#### **Citation**

NYS Unconsolidated Laws, Title 17, Chapter 26  
NYS Real Property Tax Law, Section 412

#### **Policy Objective**

Provide state-of-the-art communications technology with the goal of encouraging the economic development of the New York-New Jersey region.

#### **Description**

The Teleport Center, located on land owned by the Port Authority of New York and New Jersey, is a joint venture among the Authority, Merrill Lynch and Western Union, developing and utilizing the latest technology in worldwide telecommunications. The Center provides fiber-optic links with the participating companies' Manhattan offices.

The Port Authority's enabling legislation does not contain any sunset provisions.

#### **Tax Expenditure**

\$10.1 million

**World Trade Center, Port Authority of NY and NJ**

**Citation**

NYS Unconsolidated Laws, Title 17, Chapter 5, §6611

**Policy Objective**

To encourage economic development in the New York-New Jersey region, and, specifically, in the Lower Manhattan area.

**Description**

The World Trade Center (WTC), owned and operated by the Port Authority of New York and New Jersey, is in the process of being redeveloped in the aftermath of the events of September 11, 2001.

Although exempt from taxation, the WTC makes payments-in-lieu-of-taxes (PILOTs) to the City. The PILOTs are based on the rental of private space in the WTC multiplied by a fixed amount per square foot. The PILOTs are adjusted to reflect increases in assessments of comparable office buildings in the financial district and tax rate changes.

The enabling legislation that exempts World Trade Center property from taxation contains no sunset provision.

**Tax Expenditure** (net after PILOTs)

\$145.5 million

## **Real Property Tax**

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### **Trust for Cultural Resources of the City of New York - Museum of Modern Art**

#### **Citation**

NYS Arts and Cultural Affairs Law, Sections 20.33 and 21.11

#### **Policy Objective**

To support the expansion and operating costs of cultural institutions deemed to be essential for the general and economic welfare of the State and City.

#### **Description**

In 1976, the legislature enacted legislation that provides for the creation of cultural trusts (public benefit corporations). The legislation further provides that: (1) the trust shall submit annual financial reports to the governor and mayor; and (2) the State comptroller and the City's chief fiscal officer are authorized to examine the books and records of the trust at least once every three years or, in lieu thereof, accept from the trust an external examination made by a certified public accountant acceptable to such officer.

The only trust that has been created to date is for the Museum of Modern Art in New York City. As a result, a 52-story tower was developed adjacent to the museum, containing six floors dedicated to the Museum and 260 residential condominiums.

The residential portion of the building is exempt from City Real Property Taxes. However, the condominiums make payments to the trust, equivalent to Real Property Taxes. These payments are used primarily to defray administrative costs of the trust, fund the debt service on the mixed-use facility and provide the cultural institution with funds for operating expenses.

#### **Tax Expenditure** (net after PILOTs)

\$15.4 million

## PART III

### BUSINESS INCOME AND EXCISE TAX EXPENDITURES

#### **Overview**

The tax expenditures in this section derive from provisions of New York City tax law concerning the following business income and excise taxes: Business Corporation Tax; General Corporation Tax; Unincorporated Business Tax; Banking Corporation Tax; Utility Tax; Mortgage Recording Tax; Real Property Transfer Tax; and Commercial Rent Tax. Appendix II has descriptions of each tax, including the tax rate and base.

Certain tax benefits are explicitly designed to foster economic development. Other tax expenditures, while created for economic development purposes, are also intended to reflect the unique economic activity in which certain industries are engaged. For example, there are special rules for allocating net income for the broadcasting, publishing and mutual fund industries. Still other tax expenditures are created for social objectives, such as to assist the dramatic arts or to promote certain types of scientific research.

Table 7 summarizes business income and excise tax expenditures for TY 2016. Estimates are based on Department of Finance data, unless otherwise noted. The estimates are stated on a tax year rather than New York City fiscal year basis. Tax expenditures are not quantifiable for some programs.

Following the summary table is a description of each program. Descriptions include legal citations and, where applicable, information regarding the years to which tax benefits can be carried forward. The number of businesses that benefit from particular tax expenditure programs is provided where available.

#### **The Business Corporation Tax**

In 2015, the City adopted comprehensive corporate tax reform legislation that substantially conforms to the New York State corporate tax reform changes enacted in 2014 and 2015. The new City provisions, referred to as the Business Corporation Tax, are codified in a new Subchapter 3-A of Chapter 6 of Title 11 of the NYC Administrative Code, which is effective for tax years beginning on or after January 1, 2015. The Business Corporation Tax merges the taxation of C corporations that were formerly taxable under the General Corporation Tax or the Banking Corporation Tax. The Business Corporation Tax does not, however, apply to S corporations (including qualified subchapter S subsidiaries), as defined in the U.S. Internal Revenue Code. S corporations continue to be subject to the General Corporation Tax or the Banking Corporation Tax.

## Business Income and Excise Taxes

Table 7

### BUSINESS INCOME AND EXCISE TAX EXPENDITURES Tax Year 2016

Program	Amount (\$ millions)
<b>Quantifiable</b>	
Insurance Corporation Non-Taxation.....	485
Single Sales Factor (FY17).....	409
Business and Investment Capital Tax Limitation.....	346
Special Lower Tax Rate on Capital of Cooperative Housing Corporations.....	51
Special Deduction in Determining Entire Net Income of Certain Banking Institutions.....	47
Business Capital Tax Reduction .....	43
Relocation and Employment Assistance Program (REAP).....	31
Reduced Corporate Tax Rates for Qualified Manufacturers and Other Small Businesses.....	31
Special Allocation Rule: Regulated Investment Company (RIC) Management Fees.....	22
Energy Cost Savings Program Credit.....	21
Commercial Revitalization Program: Lower Manhattan/Garment Center District.....	18
Special Lower Tax Rate on Capital of Utilities and Insurance Corporations.....	7
Biotechnology Credit.....	3
Housing Development Fund Company Transfers.....	1
Dramatic or Musical Arts Performance Exemption.....	< 1
Employment Opportunity Relocation Costs Credit and Industrial Business Zone Credit.....	< 1
Real Property Tax Escalation Credit.....	< 1
Real Estate Investment Trusts.....	< 1
International Banking Facility Deduction.....	0
<b>Total.....</b>	<b>1,514</b>
<b>Not Quantifiable</b>	
Air Pollution Control Facilities Deduction	
Credit Line Mortgages	
Owner, Lessee or Fiduciary that Holds, Leases or Manages Real Property	
Purchase and Sale of Property or Financial Instruments for Taxpayers' Own Account	
Small Corporation Exemption from Alternative Taxes	
Special Allocation Rules:	
Credit Card Interest	
Newspaper and Periodical Publishers' Advertising Sales Receipts	
Radio/TV Commercial Receipts and Subscriber Charges	
Certain Service Receipts of Registered Securities or Commodities Brokers or Dealers	
<b>Not Applicable in TY 2016</b>	
Beer Production Credit for Beer Produced in NYC	
Small Business CRT Credit	
Exclusion of Certain Contributions to Capital from Corporate Income	

**Insurance Corporation Non-Taxation**

**Citation**

Chapter 649, Section 11, NYS Laws of 1974

**Policy Objective**

Promote the New York City insurance industry.

**Description**

Corporations with income allocable to New York City are normally subject to City taxation. Except for out-of-state insurance companies insuring City property against fire loss or damage, insurance companies operating in the City are not subject to taxation on income from their insurance services, or on income from their non-insurance activities, such as real estate or financial services activities.

Prior to 1974, New York City taxed all insurance companies on premiums received on risks located or resident in the City. This tax was discontinued in 1974.

**Taxes Affected**

General Corporation Tax  
Business Corporation Tax

**Tax Expenditure**

\$485 million

## **Business Income and Excise Taxes**

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### **Single Sales Factor**

#### **Citation**

NYC Administrative Code, Sections 11-508(i), 11-604.3(a)(10), 11-642(b)(1-a), and 11-654(3)(a)(10).

#### **Policy Objective**

To encourage firms to locate their business operations in New York City.

#### **Description**

Before 2009, the General Corporation Tax and Unincorporated Business Tax utilized a three-factor business allocation formula, the factors being property, payroll and receipts. Under legislation adopted in 2009, a transition from the three-factor formula to a single-factor formula utilizing only receipts is being phased in over a 10-year period beginning in tax year 2009. The 10-year phase-in to a single receipts factor formula also applies, beginning in 2009, to a corporation subject to the Banking Corporation Tax that is substantially engaged in providing management, administrative or distribution services to a regulated investment company (a mutual fund).

The Business Corporation Tax, enacted in 2015, incorporates the last three years of the phase-in schedule; consistent with the other taxes, the single-sales factor is fully phased in starting with tax years beginning after 2017. However, the Business Corporation Tax allows taxpayers with less than \$50 million of New York City receipts to make a one-time election to use the 2017 allocation percentage weights in tax years beginning after 2017.

#### **Taxes Affected**

Banking Corporation Tax  
Business Corporation Tax  
General Corporation Tax  
Unincorporated Business Tax

#### **Tax Expenditure**

Firms using single sales factor: \$409 million; estimate is for FY 2017.  
Firms electing to use 2017 allocation percentage weights: Not applicable until TY2018.

#### **Number of Beneficiaries**

Approximately 32,000 firms

**Business and Investment Capital Tax Limitation**

**Citation**

NYC Administrative Code, Sections 11-604 (1)(F) and 11-654(1) (e)(1)(ii)

**Policy Objective**

Limit the City tax liability of corporations that have large net worth.

**Description**

**General Corporation Tax**

A corporation subject to taxation in New York City determines its tax liability by making three alternative calculations (net income, net income plus compensation paid to certain shareholders and business and investment capital), comparing the results to a sliding scale fixed minimum amount and paying the largest of the four amounts. Beginning in TY 2009, a corporation's tax on New York City allocated business and investment capital is limited to a maximum of \$1 million.

**Business Corporation Tax**

A taxpayer determines its tax liability by making two calculations (net business income and business capital), comparing the results to a sliding scale fixed minimum amount and paying the largest of the three amounts. Under the Business Corporation Tax, a corporation's tax on allocated business capital is limited to a maximum of \$10 million.

**Taxes Affected**

General Corporation Tax  
Business Corporation Tax

**Tax Expenditure**

General Corporation Tax: Less than \$1 million  
Business Corporation Tax: \$345 million

**Number of Beneficiaries**

Less than 10

## **Business Income and Excise Taxes**

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### **Special Lower Tax Rate on Capital of Cooperative Housing Corporations**

#### **Citation**

NYC Administrative Code, Sections 11-604 E(a)(2) and 11-654 (1)(e)(1)(ii)(B)

#### **Policy Objective**

Promote cooperative housing corporations in New York City.

#### **Description**

Capital allocated to New York City is normally taxed at the rate of 0.15 percent. However, cooperative housing corporations are taxed at a rate of 0.04 percent on capital allocated to the City under the Business Corporation Tax and General Corporation Tax.

#### **Taxes Affected**

General Corporation Tax  
Business Corporation Tax

#### **Tax Expenditure**

General Corporation Tax: Less than \$100,000  
Business Corporation Tax: \$51 million

#### **Number of Beneficiaries**

4,804 corporations

**Special Deduction in Determining Entire Net Income of Certain Banking Institutions**

**Citation**

NYC Administrative Code, Section 11-652.8(q), (r), (s) and (t)

**Policy Objective**

Encourage local lending in New York City.

**Description**

The Business Corporation Tax allows qualifying banking institutions to claim certain deductions in calculating entire net income subject to tax. The types of institutions that can qualify for benefits under this program include (1) small thrift institutions and qualified community banks that make New York City small business loans and New York City residential mortgage loans; (2) thrifts and qualified community banks holding qualified residential loan portfolios; and (3) institutions with less than \$150 billion of assets that make or purchase loans secured by residential real property in the City used for affordable housing or located in a low income community. The allowable deduction may be for a portion of the interest income received on qualifying loans or a percentage of entire net income determined with reference to the amount of the federal bad debt deduction claimed. Special rules may apply to a small thrift or qualified community bank that maintained a captive REIT as of April 1, 2014.

**Taxes Affected**

Business Corporation Tax

**Tax Expenditure**

Institutions that make NYC small business and residential mortgage loans: \$5 million

Institutions that hold qualified residential loan portfolios: \$7 million

Institutions with less than \$150 billion of assets that make or purchase loans secured by residential real property in the City used for affordable housing or located in a low income community: \$20 million

Institutions that maintained a captive REIT as of April 1, 2014: \$15 million

**Number of Beneficiaries**

52 corporations

## **Business Income and Excise Taxes**

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### **Business Capital Tax Reduction**

#### **Citation**

NYC Administrative Code, Section 11-654(1)(e)(1)(ii)(D)

#### **Policy Objective**

Provide up to \$10,000 in relief from the tax computed on the alternative tax on business capital; this exclusion is higher in percentage terms for taxpayers with lower allocated capital.

#### **Description**

A taxpayer determines its tax liability by making two calculations (net business income and business capital), comparing the results to a sliding scale fixed minimum amount and paying the largest of the three amounts. In calculating the tax on allocated business capital, the amount determined is reduced by \$10,000 (but not below zero).

#### **Taxes Affected**

Business Corporation Tax

#### **Tax Expenditure**

\$43 million

#### **Number of Beneficiaries**

19,192 corporations

## **Relocation and Employment Assistance Program (REAP)**

### **Citation**

NYC Administrative Code, Sections 11-503(i), 11-503(ℓ), 11-604.17, 11-604.19, 11-643.7, 11-643.9, 11-654.17, 11-654.19, 11-1105.2, 11-1105.3, and Chapters 6-b and 6-c of Title 22

### **Policy Objective**

Promote business development in Manhattan north of 96th Street, in Lower Manhattan and in the other boroughs of New York City.

### **Description**

A credit is available for certain taxpayers that relocate all or part of their business operations to eligible premises located in Upper Manhattan (the area above 96th Street), Lower Manhattan (approximately the area below Houston Street), or the other boroughs, from outside New York City. Under the original program, a business income tax credit of \$500 per eligible employment share, generally the equivalent of one full-time employee, was available for the year of relocation and for a maximum of eleven succeeding tax years. Legislation enacted in 1995 increased the business income tax credit to \$1,000 per eligible employment share for recipients that received their certificate of eligibility on or after July 1, 1995. Under legislation enacted in 2000, firms that relocate to “revitalization areas” in Upper Manhattan or the other boroughs may qualify for a credit of \$3,000 per eligible employment share; starting in 2004, a \$3,000 credit is also available to eligible firms that relocate to Lower Manhattan. Taxpayers subject to the Business Corporation Tax, enacted in 2015, can also qualify for the REAP credit.

Taxpayers must be certified annually by the City in order to participate in this program. A firm must receive its certificate of eligibility or file a preliminary application and fulfill certain requirements before July 1, 2020 to be eligible to receive REAP benefits.

### **Distributional Information**

The data below are from business income tax returns that received the REAP credit and met all documentation requirements for the program.

## Business Income and Excise Taxes

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### REAP RECIPIENTS BY INDUSTRY SECTOR TAX YEAR 2016

Industry Sector	Filers		REAP Credit	
	Number	Percent	Amount (\$ millions)	Percent
Finance & Insurance, Real Estate and Information	21	10.0%	3.7	12.1%
Services	77	36.5%	9.6	31.1%
Trade	56	26.5%	4.9	16.0%
Manufacturing	27	12.8%	0.9	2.9%
Other	30	14.2%	11.7	37.9%
Total	211	100.0%	30.9	100.0%

#### Taxes Affected

Banking Corporation Tax  
General Corporation Tax  
Business Corporation Tax  
Unincorporated Business Tax  
Utility Tax

#### Tax Expenditure

\$31 million

#### Number of Beneficiaries

211 firms

**Reduced Corporate Tax Rates for Qualified Manufacturers and Other Small Businesses**

**Citation**

NYC Administrative Code, Section 11-654.1(j) and (k)

**Policy Objective**

Encourage manufacturing firms and small businesses to conduct their operations in New York City.

**Description**

Under the Business Corporation Tax, the rate of the tax on allocated business income is 8.85 percent (or 9 percent for financial corporations with assets exceeding \$100 billion that meet certain other criteria). Manufacturing companies and small businesses that meet certain conditions can, however, qualify for lower rates, but not lower than 4.425 percent or 6.5 percent, respectively.

**Qualified New York Manufacturing Corporations**

A qualified New York manufacturing corporation is a firm that derives more than 50 percent of its gross receipts from the sale of goods that it manufactures, and that either (1) has manufacturing property in New York State with an adjusted basis of at least \$1 million, or (2) has more than 50 percent of all of its real and personal property in the State.

If a qualified manufacturing corporation's business income allocated to the City is less than \$10 million and unallocated business income is less than \$20 million, its tax rate is 4.425 percent. Under a statutory formula, that lower rate is phased out for firms with allocated business income between \$10 million and \$20 million and business income before allocation between \$20 million and \$40 million.

**Other Small Businesses**

A firm's status as a small business depends on the amount of its business income. If a corporation's business income allocated to the City is less than \$1 million and unallocated business income is less than \$2 million, its tax rate is 6.5 percent. That lower rate is phased out for firms with allocated business income between \$1 million and \$1.5 million and business income before allocation between \$2 million and \$3 million.

**Taxes Affected**

Business Corporation Tax

## **Business Income and Excise Taxes**

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### **Tax Expenditure<sup>1</sup>**

Manufacturers: \$1 million  
Other Small Businesses: \$30 million

### **Number of Beneficiaries**

Manufacturers: 1,208 firms  
Other Small Businesses: 46,053 firms

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<sup>1</sup> The methodology to estimate the cost of the lower corporate tax rates for qualified manufacturers and other small businesses was revised. Under this new methodology, the TY 2015 estimates reported in last year's report would change as follows: (a) number of small businesses, from 37,414 to 42,388; (b) cost for small businesses, from \$31m to \$32m; (c) number of manufacturing firms, from 996 to 1,125; (d) cost for manufacturing firms, no change.

**Special Allocation Rule: Regulated Investment Company (RIC) Management Fees**

**Citation**

NYC Administrative Code, Sections 11-508(e-2), 11-604.3(a)(5) and 11-642(a)(G)(2)

**Policy Objective**

Promote the activities of managers of RICs (commonly known as mutual funds) in New York City.

**Description**

In determining their business allocation percentage, under the Banking Corporation Tax, General Corporation Tax, and Unincorporated Business Tax, taxpayers normally determine the source of receipts from services based upon where the services were performed. However, a mutual fund management company's receipts from management, administration or distribution services rendered to the mutual fund are allocated based on the percentage of the RIC's shareholders domiciled in New York City. For this purpose, a shareholder's mailing address is presumed to be the shareholder's domicile.

The allocation of receipts is based upon the RIC's average "monthly percentage," which is calculated by dividing (a) the number of shares in the RIC that are owned on the last day of the month by shareholders domiciled in the City by (b) the total number of shares in the RIC outstanding on that date. Once calculated, the RIC's average monthly percentage for the taxable year is multiplied by the management company's receipts from management, administration or distribution services.

Comparable rules for allocating RIC management fees are included under the Business Corporation Tax enacted in 2015. In addition, under the new law, receipts from services generally are allocated based on the location of the customer.

**Taxes Affected**

Banking Corporation Tax  
General Corporation Tax  
Unincorporated Business Tax

**Tax Expenditure**

\$22 million; estimate includes GCT and UBT only.

## **Business Income and Excise Taxes**

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### **Energy Cost Savings Program (ECSP) Credit**

#### **Citation**

NYS General City Law, Sections 25-s to 25-u  
NYC Administrative Code, Section 11-1105.1 and Chapter 6 of Title 22

#### **Policy Objective**

To promote business development in designated parts of Manhattan and in the other boroughs of New York City.

#### **Description**

The ECSP program applies to industrial and commercial companies that relocate to Manhattan north of 96th Street or the other boroughs or that occupy new or improved space in these areas. Manufacturing firms that own or lease space in a building located in Manhattan south of 96th Street may also qualify for ECSP benefits. In addition, certain other eligible businesses in lower Manhattan may be eligible for ECSP benefits (see Commercial Revitalization Program).

An eligible user that purchases electricity or gas from a utility supervised by the Public Service Commission is entitled to receive from the utility a special rebate, which will reduce its monthly utility bills. Utilities deduct the rebates they grant from their City utility gross receipts tax payments.

The ECSP reduction in energy costs is calculated as a percentage of the cost of delivery. Eligible firms receive a 45 percent discount off of the delivery portion of the electric bill and 35 percent off of gas delivery costs. Tying the reduction to delivery costs enables businesses to purchase the electric or natural gas commodity in the deregulated market and realize additional savings. ECSP benefits must be received directly from a PSC-supervised utility, which, as noted above, will receive a Utility Tax credit for rebate amounts against its utility gross receipts tax payments.

The current deadline for new applicants to qualify for benefits is June 30, 2020.

#### **Taxes Affected**

Utility Tax

#### **Tax Expenditure**

\$21 million

**Commercial Revitalization Program: Lower Manhattan/Garment Center District**

**Citation**

Commercial Rent Tax:  
NYC Administrative Code, Section 11-704(i)

Lower Manhattan Energy Program:  
NYS General City Law, Section 25-aa to 25-cc  
NYS Tax Law, Section 1201-c  
NYC Administrative Code, Section 11-1105.1

**Policy Objective**

Stimulate economic activity in Lower Manhattan and the midtown Garment Center District and promote the more productive use of City real estate.

**Description**

The Commercial Revitalization Program was established in 1995 to increase tenant occupancy in office and retail space in certain areas of the City and to reduce building obsolescence by encouraging investment in older commercial space or conversion to residential use. In addition to Real Property Tax benefits, the program provides Commercial Rent Tax (CRT) relief and energy subsidies through the Lower Manhattan Energy Program (LMEP).<sup>1</sup>

**Commercial Rent Tax Abatement**

Tenants eligible for the Real Property Tax abatement program are also eligible to receive a special reduction in calculating their liability for the CRT. A tenant leasing space in a pre-1975 building owned by a government entity may also qualify for the CRT benefit if it meets certain eligibility requirements.

The benefit is a reduction in the amount of rent otherwise subject to the CRT and can be claimed starting on the rent commencement date of the lease. The reduction is available for a period of up to 60 months.

In general, in order to determine the reduction, the 60-month period is divided into five 12-month periods. For the first 12-month period (the “base year” period) the reduction is equal to the actual rent paid. For the second and third 12-month periods, the reduction is equal to the lesser of the rent paid during each period or the base-year rent paid. For the fourth and fifth 12-month periods, the reduction is equal to two-thirds and one-third, respectively, of the lesser of the rent paid during each period or the base-year rent paid.

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<sup>1</sup> The Lower Manhattan Energy Program is enabled under the same laws as the Energy Cost Savings Program but has its own, separate rules and regulations.

## **Business Income and Excise Taxes**

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A modified CRT benefit is available to eligible tenants who enter into minimum three-year leases, rather than five-year terms.

The following enhancements, enacted in 2005, supplement the original program:

- An enhanced special reduction benefit is available for leases in Lower Manhattan (except subleases) with a term of at least five years that commence between July 1, 2005 and June 30, 2020. As to such leases, the two-thirds and one-third limits described above will not apply, and leased space can qualify for the reduction regardless of when the building was constructed or received its certificate of occupancy. The special reduction will not be available after March 31, 2027.
- A CRT special reduction is allowed for premises located in Manhattan's Special Garment Center District (as defined in the City's zoning resolution) that are used for industrial and manufacturing activities. The special reduction applies to eligible leases commencing on or after July 1, 2005, and is available for up to 120 months, but in no case after June 30, 2020.
- Lower Manhattan retail premises, defined as premises used primarily for the selling of tangible goods to ultimate consumers, are exempted from the CRT beginning December 1, 2005. Also exempted from the tax are tenants in a defined area of Lower Manhattan referred to as the World Trade Center Area.

### **Lower Manhattan Energy Program (LMEP)**

Eligible occupants of commercial space in renovated or newly constructed buildings located in a defined area of Lower Manhattan may receive a reduction in their electricity costs. Eligibility for the benefit depends on several factors, including investment in the building, occupancy of premises in the building by eligible users (generally commercial tenants), and compliance with certain sub-metering and notice requirements.

In general, the reduction in energy charges is provided as a rebate in the form of a reduced energy bill from the utility to the building's landlord, who, in turn, is required to pass along the benefit to eligible tenants. The utility recoups the special rebate by claiming a credit for the amount against its gross receipts tax otherwise payable to the City. Application for benefits must be made after June 30, 1995 and before July 1, 2020, and, in any case, before a building permit for the required construction or renovation is issued.

### **Taxes Affected**

Commercial Rent Tax  
Utility Tax

### **Tax Expenditure**

CRT special reduction benefit for leases: \$8 million (June 1, 2016 – May 31, 2017)

CRT Garment Center District reduction: Less than \$1 million

CRT Lower Manhattan retail premises: Not available

Utility Tax: \$10 million

**Special Lower Tax Rate on Capital of Utilities and Insurance Corporations**

**Citation**

NYC Administrative Code, Section 11-654 (1)(e)(1)(ii)(C)

**Policy Objective**

Limit the City tax liability of corporations that have large net worth.

**Description**

Capital allocated to New York City is normally taxed at the rate of 0.15 percent. However, the portion of total business capital directly attributable to stock in a subsidiary that is taxable as a utility within the meaning of the NYC Utility Tax or would have been taxable as an insurance corporation under the former NYC Insurance Corporation Tax, as in effect on June 30, 1974, is taxed at a rate of 0.075 percent.

**Taxes Affected**

Business Corporation Tax

**Tax Expenditure**

\$7 million

**Number of Beneficiaries**

20 corporations

## **Business Income and Excise Taxes**

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### **Biotechnology Credit**

#### **Citation**

NYS Tax Law, Section 1201-a(d), NYC Administrative Code, Sections 11-503(o), 11-604.21 and 11-654.21

#### **Policy Objective**

To encourage emerging biotechnology companies to locate and expand in the City.

#### **Description**

Biotechnology firms with not more than 100 full-time employees, at least 75 percent of whom are employed in the City, with total annual product sales not exceeding \$10 million, and that meet certain other conditions, are eligible for a credit against the Business Corporation Tax, General Corporation Tax or Unincorporated Business Tax based on qualifying expenditures for research and development property, qualified research expenses and qualified high-technology training costs. A taxpayer is allowed a credit of up to \$250,000 for a tax year in which its in-City employment level is at least 105 percent of its base year employment; if the increase in jobs is less than 105 percent, the credit is limited to 50 percent of the amount otherwise allowable and the total annual credit cannot exceed \$125,000. The credit can only be claimed for three consecutive years. The total of all biotechnology credits allowed during any calendar year under the General Corporation Tax and the Unincorporated Business Tax cannot exceed \$3 million; if the cap is exceeded, the credits are to be prorated under rules adopted by the Commissioner of Finance. The cap also applies to a taxpayer that began to claim the credit under the General Corporation Tax in a year before 2015 and continues to claim the credit under the Business Corporation Tax after 2014. The cap does not apply, however, to a taxpayer that claims the credit for the first time after 2014 under the Business Corporation Tax.

The credit is available only for tax years beginning on or after January 1, 2010 and before January 1, 2019.

#### **Taxes Affected**

General Corporation Tax  
Business Corporation Tax  
Unincorporated Business Tax

#### **Tax Expenditure**

\$3 million

#### **Number of Beneficiaries**

29 firms

**Housing Development Fund Company Transfers**

**Citation**

NYC Administrative Code, Section 11-2106.9

**Policy Objective**

Encourage investment in low-income housing developments.

**Description**

Under legislation enacted in 2016, and effective August 19, 2016, qualifying transfers of real property by or to housing development fund companies organized pursuant to Article 11 of the NYS Private Housing Finance Law (or by or to entities they control) are exempted from the City Real Property Transfer Tax. The exemption is retroactive to transfers occurring on or after January 1, 2010.

To qualify for the exemption, the property must be subject to a regulatory agreement with New York State or one of its municipal or public corporations. Among other conditions, the agreement must, for at least 30 years, restrict more than 50 percent of the property's floor area (other than common areas) to residential use, and restrict at least two-thirds of the residential space to use by low-income individuals or families. If less than 100 percent of the property's floor area is to be used by low-income residents, a partial transfer tax will apply based on the percentage of the space that is not so used.

If a regulatory agreement is not in place at the time a transfer occurs, the transfer tax must be paid; however, if the property is made subject to a qualifying regulatory agreement within the following two years, a refund can be applied for.

**Taxes Affected**

Real Property Transfer Tax

**Tax Expenditure**

\$1 million, representing 1 transaction

## **Business Income and Excise Taxes**

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### **Dramatic or Musical Arts Performance Exemption**

#### **Citation**

NYC Administrative Code, Sections 11-701.17 and 11-704.e

#### **Policy Objective**

Promote the dramatic and musical arts in New York City.

#### **Description**

A tenant that uses taxable premises for a dramatic or musical arts performance for less than four weeks where there is no indication prior to or at the time that the performance commences that it will continue for less than four weeks is exempt from the Commercial Rent Tax. Under this provision, a dramatic or musical arts performance is defined to include theater plays, musical comedies and operettas. It does not include cabaret or nightclub shows, circuses, aqua shows, ice skating, radio or television performances.

In addition, premises used for the production and performance of a theatrical work are eligible for a Commercial Rent Tax benefit for up to 52 weeks.

#### **Taxes Affected**

Commercial Rent Tax

#### **Tax Expenditure**

Less than \$1 million

**Employment Opportunity Relocation Costs Credit and Industrial Business Zone Credit**

**Citation**

NYC Administrative Code, Sections 11-503(f), 11-503(n), 11-604.14, 11-604.17-b, 11-654.14, 11-654.17-b and Title 22, Chapter 6-D

**Policy Objective**

Promote employment in New York City.

**Description**

Taxpayers may be allowed a tax credit for certain costs incurred in relocating commercial or industrial “employment opportunities” to New York City from an area outside New York State. “Employment opportunity” means the creation of a full-time position and the hiring of an employee for the position. In order to be eligible for the credit, a taxpayer must relocate to the City a minimum of 10 employment opportunities.

The allowable credit may not exceed \$300 and \$500, respectively, for each commercial and industrial position relocated.

**Industrial Business Zone Credit.** Legislation enacted in 2005 provides a new employment relocation costs credit, in place of the above credit, for industrial and manufacturing firms that satisfy certain conditions. The new credit is a one-time, refundable credit of \$1,000 for each full-time employee (or two part-time employees) relocating to premises in an industrial business zone, as designated by a newly created Industrial Business Zone Boundary Commission. The credit, available in years after 2005, cannot exceed the lesser of \$100,000 or the actual cost of relocating furniture, fixtures, equipment, machinery, and supplies. These credits, which originally applied to the General Corporation Tax and Unincorporated Business Tax, have been continued under the Business Corporation Tax.

**Taxes Affected**

General Corporation Tax  
Business Corporation Tax  
Unincorporated Business Tax

**Tax Expenditure**

Less than \$1 million

## **Business Income and Excise Taxes**

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### **Real Property Tax Escalation Credit**

#### **Citation**

NYC Administrative Code, Sections 11-604.13 and 11-654.13

#### **Policy Objective**

Encourage businesses to relocate to New York City.

#### **Description**

Certain taxpayers that have relocated to leased premises in New York City from a location outside New York State and that have created at least 100 full-time industrial or commercial employment opportunities in the City are allowed a tax credit for the amount of additional lease payments actually paid to the taxpayer's landlord that are based solely and directly upon increased Real Property Taxes imposed upon the relocation premises.

Before a taxpayer can claim the credit, the taxpayer's eligibility must be approved and certified by the City. The credit can be claimed annually for the length of the lease term, or for a period not to exceed ten years from the date of relocation, whichever period is shorter.

#### **Taxes Affected**

General Corporation Tax  
Business Corporation Tax  
Unincorporated Business Tax

#### **Tax Expenditure**

Less than \$1 million

**Real Estate Investment Trusts (REITs)**

**Citation**

NYC Administrative Code, Sections 11-603.7, 11-653.7 and 11-2102.e

**Policy Objective**

Promote REITs as investment vehicles.

**Description**

New York City generally conforms to federal tax treatment of Real Estate Investment Trusts (REITs). To the extent that the REIT passes its income to the shareholders, the REIT pays no City corporate tax on that income. The dividend or distributed gain is taxed at the shareholder level. Any undistributed income the REIT possesses is subject to taxation. To the extent that they are taxable, REITs are subject to two of the three alternative tax bases under the Business Corporation Tax enacted in 2015. The tax liability of a REIT is determined by utilizing only the net income and fixed dollar minimum corporate tax bases.

Legislation enacted in 1994 provided eligible REITs tax relief against the NYC Real Property Transfer Tax. The measure was intended to encourage the purchase of NYC properties by REITs by providing a 50 percent Real Property Transfer Tax rate reduction during a two-year period for qualifying transfers of property made in connection with the formation of a REIT. In addition, in determining the consideration for a qualifying transfer, the value of the real property was deemed to be its estimated market value as reflected on the most recent notice of assessment issued by the Commissioner of Finance, or such other value as the taxpayer could establish to the Commissioner's satisfaction.

Legislation enacted in 1996 made the above benefit permanent and extended the benefit to certain transfers to pre-existing REITs. Through legislative extensions, the reduced tax rate for transfers of real property into existing REITs has been continued until August 31, 2020.

**Taxes Affected**

Business Corporation Tax  
Real Property Transfer Tax

**Tax Expenditure**

Business Corporation Tax: Not available  
Real Property Transfer Tax: Less than \$1 million, representing 1 transaction

## **Business Income and Excise Taxes**

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### **International Banking Facility Deduction**

#### **Citation**

NYC Administrative Code, Section 11-641(f)

#### **Policy Objective**

Promote international banking activities in New York City.

#### **Description**

Beginning in December 1981, the Federal Reserve Board permitted banking offices in the United States to establish international banking facilities (IBFs). This allowed banking offices to conduct a deposit and loan business with foreign residents without being subject to reserve requirements or interest rate ceilings. In addition, several states, including New York, have encouraged banking institutions to establish IBFs by granting favorable tax treatment under State or local law for IBF operations.

Both New York City and State allow banking corporations to deduct the adjusted eligible net income of an IBF, and to exclude IBF payroll, receipts and deposits from the numerator and denominator of the income allocation formula, in calculating taxable income under their banking corporation taxes. Alternatively, a bank can elect to include its IBF's results in calculating its net income, but to exclude IBF payroll, receipts and deposits from the numerator (while including them in the denominator) of its income allocation formula. As a result, banking offices in New York can, through their IBFs, conduct transactions with foreign residents in a regulatory environment broadly similar to that of the Eurocurrency market without having to use an offshore facility.

Only corporations subject to the Banking Corporation Tax may establish an IBF. The Business Corporation Tax does not include special treatment of IBFs.

#### **Taxes Affected**

Banking Corporation Tax

#### **Tax Expenditure**

None

**Air Pollution Control Facilities Deduction**

**Citation**

NYC Administrative Code, Sections 11-507(9), 11-602.8(g), and 11-652.8(g)

**Policy Objective**

Improve the quality of air in New York City.

**Description**

Eligible taxpayers are entitled to a special deduction for expenditures paid or incurred during the taxable year for the construction, reconstruction, erection or improvement of Air Pollution Control Facilities. Such facilities must be certified by the New York State Commissioner of Environmental Conservation or the State commissioner's designated representative in accordance with applicable provisions of the Environmental Conservation Law, the State sanitary code and regulations, permits or orders issued pursuant thereto.

**Taxes Affected**

General Corporation Tax  
Business Corporation Tax  
Unincorporated Business Tax

**Tax Expenditure**

Not available

## **Business Income and Excise Taxes**

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### **Credit Line Mortgages**

#### **Citation**

NYS Tax Law, Section 253-b  
NYC Administrative Code, Section 11-2603

#### **Policy Objective**

To reduce credit costs for small homeowners and businesses.

#### **Description**

Taxpayers normally pay a tax each time a new indebtedness is created that is secured by a mortgage on City-situated real property. However, for a credit-line mortgage — a mortgage that secures indebtedness under a financing agreement that allows the borrower to receive a series of advances or re-advances up to a stated amount — the Mortgage Recording Tax is paid on the maximum principal amount. No further tax is due on advances or re-advances by the lender if the maximum principal amount is not increased.

Prior to 1996, this benefit was only available in the case of one- to six-family, owner-occupied residences. Legislation enacted in 1996 extended this benefit to all residential and commercial credit-line mortgages with a credit limit of less than \$3 million.

#### **Taxes Affected**

Mortgage Recording Tax

#### **Tax Expenditure**

Not available

**Owner, Lessee or Fiduciary that Holds, Leases or Manages Real Property**

**Citation**

NYC Administrative Code, Section 11-502(d)

**Policy Objective**

Exempt certain revenue-generating activities from business taxation.

**Description**

The City's Unincorporated Business Tax is generally imposed on unincorporated businesses operating in the City. However, certain owners of real property, lessees or fiduciaries engaged in holding, leasing or managing real property are not considered to be engaged in an unincorporated business, and are exempt from the tax. Other business activities, however, may be taxable. In this connection, if the owner, lessee or fiduciary carries on any business at the real property, including, for example, a garage, restaurant, laundry or health club, that business will be considered incidental to the holding, leasing and management of real property and also not subject to taxation, provided the business is conducted solely for the benefit of tenants and is not available to the public.

An owner of real property, a lessee or a fiduciary that operates a garage in a building exempt from the Unincorporated Business Tax receives an exemption for income received from building tenants who rent parking spaces in the building's public garage on a monthly or longer-term basis, but income from renting parking spaces to the public or to building tenants on a short-term basis is subject to tax.

**Taxes Affected**

Unincorporated Business Tax

**Tax Expenditure**

Not available

## **Business Income and Excise Taxes**

---

### **Purchase and Sale of Property or Financial Instruments for Taxpayer's Own Account**

#### **Citation**

NYC Administrative Code, Section 11-502(c)

#### **Policy Objective**

Exempt certain revenue-generating activities from business taxation.

#### **Description**

The City's Unincorporated Business Tax is generally imposed on unincorporated businesses operating in the City. However, individuals or entities engaged in certain trading activities for their own account are not considered to be engaged in an unincorporated business. These activities include the purchase and sale of property or the purchase, sale or writing of stock option contracts, or both, for the individual's or entity's own account. Also included are certain investment transactions involving notional principal contracts and other types of derivative financial instruments.

The law contains certain safe harbors designed to prevent loss of the exemption where incidental business activities are conducted.

#### **Taxes Affected**

Unincorporated Business Tax

#### **Tax Expenditure**

Not available

**Small Corporation Exemption From Alternative Taxes**

**Citation**

NYC Administrative Code, Section 11-604.1.I

**Policy Objective**

To provide tax relief to small corporations located entirely within the City.

**Description**

For tax years beginning on or after January 1, 2007, the alternative income-plus-stockholder-compensation tax base and the business and investment capital tax base under the General Corporation Tax do not apply to a corporation if its Federal gross income is less than \$250,000, its business allocation percentage is 100 percent, and it has no investment or subsidiary capital. Such a corporation pays the higher of the tax on entire net income or the fixed dollar minimum tax. These provisions are not included under the Business Corporation Tax, which does not impose the income-plus-stockholder compensation base and includes only business capital in the capital base.

**Taxes Affected**

General Corporation Tax

**Tax Expenditure**

Not available

## **Business Income and Excise Taxes**

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### **Special Allocation Rule: Credit Card Interest**

#### **Citation**

NYC Administrative Code, Section 11-642(a)(2)(D)

#### **Policy Objective**

To allocate accurately taxable income derived from a special multi-jurisdictional economic activity.

#### **Description**

In determining their business allocation percentage, under the Banking Corporation Tax, taxpayers normally determine the source of receipts from services based upon where the services were performed. Accordingly, service charges and fees from credit cards are deemed earned in New York City if the card is serviced in the City. However, credit card interest is allocated based upon the mailing address of the cardholder.

The mailing-address rule for allocating credit card interest is continued under the Business Corporation Tax enacted in 2015. In addition, receipts from service charges and fees are also allocated based on the cardholder's mailing address, and receipts from services generally are allocated based on the location of the customer.

#### **Taxes Affected**

Banking Corporation Tax

#### **Tax Expenditure**

Not available

**Special Allocation Rule: Newspaper and Periodical Publishers' Advertising Sales Receipts**

**Citation**

NYC Administrative Code, Sections 11-508(e-1) and 11-604.3(a)(2)(B)

**Policy Objective**

To allocate accurately taxable income derived from a special multi-jurisdictional economic activity.

**Description**

In determining their business allocation percentage, under the General Corporation Tax and Unincorporated Business Tax, taxpayers normally determine the source of receipts from services based upon where the services were performed. However, publishers of newspapers and periodicals allocate income received from their sales of advertising based on the number of newspapers and periodicals delivered to points within the City.

The rule for allocating advertising sales receipts is continued under the Business Corporation Tax enacted in 2015. In addition, under the new law, receipts from services are generally allocated based on the location of the customer.

**Taxes Affected**

General Corporation Tax  
Unincorporated Business Tax

**Tax Expenditure**

Not available

## **Business Income and Excise Taxes**

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### **Special Allocation Rule: Radio/TV Commercial Receipts and Subscriber Charges**

#### **Citation**

NYC Administrative Code, Sections 11-508(e-1) and 11-604.3(a)(2)(B) and .3(a)(9)

#### **Policy Objective**

To allocate accurately taxable income derived from a special multi-jurisdictional economic activity.

#### **Description**

In determining their business allocation percentage, under the General Corporation Tax and Unincorporated Business Tax, taxpayers normally determine the source of receipts from services based upon where the services were performed. However, the income a business receives from broadcasting radio and television commercials or programs (whether through the public airwaves or by cable, satellite transmission or any other means of transmission) is allocated to the City based on the “audience location method,” i.e., the ratio of the number of the broadcaster's New York City listeners/viewers to its total listeners/viewers. In addition, charges paid by subscribers to television or radio programming services (whether transmitted by cable or otherwise) are allocated to the jurisdiction in which the subscriber is located, determined, generally, on the basis of the subscriber’s billing address.

Similar rules apply under the Business Corporation Tax enacted in 2015. In addition, under the new law, receipts from services are generally allocated based on the location of the customer.

#### **Taxes Affected**

General Corporation Tax  
Unincorporated Business Tax

#### **Tax Expenditure**

Not available

**Special Allocation Rule: Certain Service Receipts of Registered Securities or Commodities Brokers or Dealers**

**Citation**

NYC Administrative Code, Sections 11-508(e-3), 11-604.3(a)(2)(B) and 11-604.3(a)(10)

**Policy Objective**

Encourage registered securities and commodities brokers and dealers to locate in New York City.

**Description**

In determining their business allocation percentage, under the General Corporation Tax and Unincorporated Business Tax, taxpayers normally determine the source of receipts from services based upon where the services were performed. Special rules apply in apportioning receipts from certain services performed by registered securities or commodities brokers or dealers. Among other items, brokerage commission receipts, margin interest, advisory service fees and account maintenance fees are sourced within and outside the City based on the mailing address of the firm's customer.

The rule for allocating these service receipts is continued under the Business Corporation Tax enacted in 2015. In addition, under the new law, receipts from services are generally allocated based on the location of the customer.

**Taxes Affected**

General Corporation Tax  
Unincorporated Business Tax

**Tax Expenditure**

Not available

## **Business Income and Excise Taxes**

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### **Beer Production Credit for Beer Produced in New York City**

#### **Citation**

NYC Administrative Code, Sections 11-503(p), 11-604.22 and 11-654.22

#### **Policy Objective**

Encourage the growth of New York City breweries.

#### **Description**

For tax years beginning on or after January 1, 2017, a beer distributor registered with the NYS Department of Taxation and Finance that produces no more than 60 million gallons of beer in the State is allowed a credit for each gallon of beer produced in the City; however, the credit cannot be claimed for more than 15.5 million gallons produced during the year. The amount of the credit is 12 cents per gallon for the first 500,000 gallons of beer produced in the City during the year and 3.86 cents per gallon on any excess over 500,000 gallons. Credits in excess of tax liability are refundable.

#### **Taxes Affected**

General Corporation Tax  
Business Corporation Tax  
Unincorporated Business Tax

#### **Tax Expenditure**

None in 2016; law is effective for tax years beginning on or after January 1, 2017.

**Small Business CRT Credit**

**Citation**

NYC Administrative Code, Section 11-704.4

**Policy Objective**

Provide relief from the Commercial Rent Tax targeted to small businesses.

**Description**

Beginning on or after June 1, 2018, a full tax credit is available to tenants whose base rent (before the 35 percent reduction available to all taxpayers under the Commercial Rent Tax) is less than \$500,000 and whose total income is not more than \$5 million; the tax credit phases out for tenants whose base rent before reduction is between \$500,000 and \$550,000 and whose total income is more than \$5 million but not more than \$10 million.

**Taxes Affected**

Commercial Rent Tax

**Tax Expenditure**

None in CRT TY2017; law is effective for tax years beginning on or after June 1, 2018.

## **Business Income and Excise Taxes**

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### **Exclusion of Certain Contributions to Capital from Corporate Income**

#### **Citation**

NYC Administrative Code, Section 11-602.8(a)(14)

#### **Policy Objective**

Preserve the exclusion from entire net income of certain contributions to the capital of a corporation.

#### **Description**

As part of the 2017 Federal Tax Cuts and Jobs Act, contributions by a governmental entity or civic group to the capital of a corporation were included in Federal gross income, and, due to Federal conformity, were also included in City entire net income. Prior to the 2017 Act, such contributions to capital were not included in Federal gross income and were thus excluded from City entire net income.

Under New York State legislation adopted in 2019, the exclusion of such capital contributions from City entire net income was restored, effective for tax years beginning on or after January 1, 2018.

#### **Taxes Affected**

General Corporation Tax

#### **Tax Expenditure**

None in 2016; law is effective for tax years beginning on or after January 1, 2018.

## PART IV

### SALES AND USE TAX EXPENDITURES

#### Overview

The New York City Sales and Use Tax generally applies to retail sales of tangible personal property and certain services occurring within the City. With some exceptions, the tax base is the same as for the New York State Sales and Use Tax. First imposed in 1934, the New York City Sales and Use Tax rate is currently 4.5 percent, charged in addition to the 4.0 percent NYS Sales and Use Tax and the Metropolitan Commuter Transportation District surcharge of 0.375 percent. The State took over responsibility for collecting, administering and enforcing the Sales and Use Tax on behalf of all localities with a Sales and Use Tax when it adopted its own Sales and Use Tax in 1965.

NYC Sales & Use Tax Rates*	
August 1, 1965 - Present	
August 1, 1965 to June 30, 1974.....	3.000%
July 1, 1974 to June 3, 2003.....	4.000%
June 4, 2003 to May 31, 2005.....	4.125%
June 1, 2005 to July 31, 2009.....	4.000%
August 1, 2009 to present.....	4.500%

\* Some parts of the tax base may be subject to different rates than shown here.

This section of the report begins with a comprehensive list of exemptions to the City Sales and Use Tax base that makes note of how they differ from the State's exemptions. Table 8 provides available City tax expenditure estimates for the current reporting year and is followed by detailed descriptions of tax expenditure programs for which special valuation methodologies have been developed.

The estimates of City tax expenditures in this section of the report are based on internal government agency information and published non-tax aggregate data. Estimates should be considered only suggestive of the revenue loss associated with the particular provision of law because they necessarily rely on subjective assumptions. For example, in valuing exemptions from the tax base, it is assumed that all transactions would be subject to Sales and Use Tax if the exemption were eliminated, but in reality, some transactions would continue to be tax-exempt because the purchaser is a tax-exempt entity such as a government agency or non-profit charitable organization.

#### City Tax Expenditures

##### Tax Expenditures Common to the City and the State

The retail sale of the following are exempt from City and State Sales and Use Taxes.

## Sales and Use Tax

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### *Services*

- Certain information services<sup>1</sup>
- Certain information services provided over the telephone
- Services performed on a non-trade basis
- Laundering, tailoring, shoe repair and similar services
- Capital improvement installation services
- Services related to railroad rolling stock
- Services related to property delivered outside New York
- Municipal parking services
- Parking and garaging at a private residence
- Certain protective and detective services
- Medical emergency alarm call services
- Coin-operated car wash services
- Trash removal from a waste transfer facility
- Transportation services in connection with funerals
- Transportation services provided by affiliated livery vehicles
- Water and sewer line protection programs

### *Food*

- Certain food products
- Food sold to airlines
- Food sold at school cafeterias
- Food purchased with SNAP benefits
- Water delivered through mains or pipes
- Mandatory gratuity charges
- Wine furnished for wine tastings
- Alcoholic beverage tastings
- Vending machine sales of hot drinks and certain foods
- Vending machine sales of candy, juice and soft drinks
- Food sold at senior citizen housing communities

### *Medical and Health-Related*

- Drugs, medicines and medical supplies
- Eyeglasses, hearing aids and prosthetic aids
- Feminine hygiene products
- Veterinarian services
- Service dogs
- Drugs or medicines used in farm production

### *Energy*

- Fuel, gas, electricity, refrigeration and steam used in research and development and production<sup>2</sup>
- Fuel, gas, electricity, refrigeration and steam used in farming and commercial horse boarding
- Gas and electricity used in transmission, distribution and storage
- Electricity, refrigeration, and steam sold by certain cooperative corporations
- Residential solar energy systems

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<sup>1</sup> Starting in 1991, the City taxed credit rating and credit reporting, whether rendered in written, oral, or any other manner.

<sup>2</sup> Energy used to produce gas, electricity, refrigeration or steam is exempt from NYS Sales Tax but not City Sales Tax.

Alternative fuels, including B20 bio-diesel fuel

*Transportation*

- Commercial vessels
- Vessels<sup>1</sup>
- Barge repairs
- Commercial aircraft
- General aviation aircraft
- Fuel sold to airlines
- Parts for foreign aircraft
- Services to private aircraft
- Intra-family sales of motor vehicles
- Motor vehicles and vessels sold to non-residents
- Motor vehicles purchased out-of-state by a member of the military
- Rental of trucks in certain cases
- Tractor-trailer combinations
- Sales of property by railroads in reorganization
- Commercial buses

*Communication and Media*

- Interstate and international telephone and telegraph service
- Newspapers and periodicals
- Electronic news services and electronic periodicals
- Shopping papers
- Telephone services used by the media
- Certain coin-operated telephone charges
- Cable television service
- Internet access services
- Certain telecommunications and Internet equipment
- Radio and television broadcasting
- Internet data centers
- Film production
- Certain mobile telecommunication services

*Industry*

- Tools and supplies used in production
- Farm production and commercial horse boarding
- Research and development property
- Machinery and equipment used in production
- Services to machinery and equipment used in production
- Wrapping and packaging materials
- Milk crates
- Commercial fishing vessels
- Certain services used in gas/oil production
- Pollution control equipment
- Property manufactured by user

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<sup>1</sup> Only the portion of the sales price that exceeds \$230,000 is exempt from Sales Tax. Applies to vessels as defined in Section 2250 of the Vehicle and Traffic Law.

## Sales and Use Tax

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### *Miscellaneous*

- Certain property sold through vending machines
- Trade-in allowances
- Hotel room rents paid by a permanent resident <sup>1</sup>
- Dues for fraternal societies
- Dues for homeowners' associations
- Homeowner association parking services
- Property sold by morticians
- Cemetery monuments
- Flags
- Military decorations
- Military flags and banners
- Certain property manufactured and sold by a veteran
- Garage sales
- New mobile homes
- Used mobile homes
- Modular homes
- Registered race horses
- Race horses purchased through claiming races
- Race horses purchased outside the State
- Training and maintaining race horses
- Property sold to contractor for capital improvements or repairs for exempt organizations
- Property donated by manufacturer to tax-exempt organization
- Sales and use taxes paid to other states
- Precious metal bullion and coins
- Computer software transferred to affiliated corporations
- Services to computer software
- Self-use of pre-written software by its author
- Certain computer system hardware
- Promotional materials mailed out of state
- Printed promotional materials
- U.S. postage used in the distribution of promotional materials
- Clothing and footwear
- Coin-operated photocopying machines
- Luggage carts
- Emissions-testing equipment
- College textbooks
- Live dramatic or musical arts production
- Lower Manhattan commercial office space
- Certain related-party sales that arise as a result of the Dodd-Frank Wall Street Reform and Consumer Protection Act

### **Tax Expenditure Applicable to NYC Only**

Interior Decorating and Design Services are exempt from City Sales and Use Tax but are subject to State Sales and Use Tax and the Metropolitan Commuter Transportation District surcharge.

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<sup>1</sup> The City defines a permanent resident as an occupant of a hotel room for at least 180 consecutive days while the State defines a permanent resident as an occupant for at least 90 consecutive days.

**Other Exemptions from the Sales and Use Tax**

The following are not considered tax expenditures for purposes of this report (see definition of tax expenditures in Part I) but are listed below for reference. They are common to the State and the City.

*Exempt Organizations*

- New York State agencies and political subdivisions
- Industrial development agencies
- Federal agencies
- United Nations
- Diplomats and foreign missions
- Charitable organizations
- Veterans' posts or organizations
- Veterans' home gift shops
- Indian nations and members of such Indian nations
- U.S. military base post exchanges
- Non-profit health maintenance organizations
- Non-profit medical expense indemnity or hospital service corporations
- Non-profit property/casualty insurance companies
- Certain State credit unions
- Rural electric cooperatives

*Admission Charges*

- Certain admission charges
- Amusement park admissions
- Events given for the benefit of charitable organizations, veterans' posts, and Indian nations
- Certain symphony orchestra and opera company events
- National Guard organization events
- Municipal police and fire department events
- Certain athletic games
- Carnivals or rodeos for certain charitable organizations
- Agricultural fairs
- Historic homes, gardens, sites, and museums
- Performances at a roof garden or cabaret

*Credits*

- Tangible property sold by contractors in certain situations
- Bus companies providing local transit service
- Vessel operators providing local transit service

**NYC Tax Expenditure Estimates and Program Descriptions**

Table 8 on the next page presents available NYC tax expenditure estimates. Only programs for which estimates are available are included in the table.

Some tax expenditure estimates are derived through specific methodologies developed by the Department of Finance, using data from primary sources such as City agencies, New York State

## **Sales and Use Tax**

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agencies, the Port Authority of New York and New Jersey, and federal agencies. Descriptions of these tax expenditure estimates follow Table 8. The remainder of the tax expenditure estimates are calculated by sharing down statewide tax expenditures reported in the SFY 2020 New York State Annual Report of Tax Expenditures. For more information about these tax expenditures, please refer to the State's annual tax expenditure report, available from the Division of the Budget.

**Table 8**  
**TAX EXPENDITURE ESTIMATES FOR SELECTED EXEMPTIONS**  
**FROM THE SALES TAX BASE**  
**January 1, 2016 – December 31, 2016**

Program	Amount (\$ Millions)
<b>Services</b>	
Capital Improvement Installation Services.....	298
Laundrying, Tailoring, Shoe Repair, and Similar Services.....	46
Transportation Services Provided by Affiliated Livery Vehicles.....	34
Interior Decorating and Design Services.....	21
Municipal Parking Services.....	6
Coin-Operated Car Wash Services.....	3
Medical Emergency Alarm Call Services.....	1
Trash Removal from a Waste Transfer Facility.....	1
Transportation Services in Connection with Funerals.....	1
<b>Food</b>	
Certain Food Products.....	761
Food Purchased with SNAP Benefits.....	105
Food Sold at School Cafeterias.....	90
Water Delivered Through Mains or Pipes*.....	84
Mandatory Gratuity Charges.....	20
Vending Machine Sales of Hot Drinks and Certain Foods.....	7
Airline Food and Drink for In-Flight Consumption.....	5
Vending Machine Sales of Candy, Juice and Soft Drinks.....	3
<b>Medical</b>	
Drugs, Medicine and Medical Supplies.....	692
Eyeglasses, Hearing Aids and Prosthetic Aids.....	113
Veterinarian Services.....	22
<b>Energy</b>	
Fuel, Gas, Electricity, Refrigeration and Steam Used in Research & Development and Production..	74
Gas and Electricity Used in Transmission, Distribution and Storage.....	3
<b>Transportation</b>	
Fuel Sold to Airlines.....	122
Tractor-Trailer Combinations.....	16
Commercial Aircraft.....	14
Services to Private Aircraft.....	3
Motor Vehicles Purchased Out-of-State by a Member of the Military.....	2
Commercial Buses.....	2

(continued)

## Sales and Use Tax

**Table 8 (continued)**  
**TAX EXPENDITURE ESTIMATES FOR SELECTED EXEMPTIONS**  
**FROM THE SALES TAX BASE**  
**January 1, 2016 – December 31, 2016**

Program	Amount (\$ Millions)
<b>Communication and Media</b>	
Internet Access Service.....	253
Cable Television Service.....	116
Interstate and International Telephone and Telegraph.....	76
Newspapers and Periodicals.....	22
Telecommunications and Internet Equipment.....	16
Internet Data Centers.....	9
Certain Mobile Telecommunications Services.....	4
Radio and Television Broadcasting.....	2
<b>Industry</b>	
Machinery and Equipment Used in Production.....	317
Research and Development Property.....	25
Services to Machinery and Equipment Used in Production.....	7
Pollution Control Equipment.....	7
<b>Miscellaneous</b>	
Clothing & Footwear*.....	516
Trade-in Allowance.....	416
Precious Metal Bullion and Coins.....	215
Property Sold to Contractors for Capital Improvements or Repairs for Exempt Organizations..	95
Printed Promotional Materials.....	28
College Textbooks.....	13
Dues for Fraternal Societies.....	11
Lower Manhattan Commercial Office Space.....	10
Computer System Hardware.....	7
Property Sold by Morticians.....	4
Live Dramatic or Musical Arts Production.....	2
<b>Total</b>	<b>4,719</b>

\*Reported for fiscal year rather than calendar year.

**Clothing and Footwear**

**Citation**

NYS Tax Law, Section 1115(a)(30) and NYC Administrative Code, Section 11-2001(b)(4)

**Description**

Effective March 1, 2000, the City exempted clothing and footwear items that cost less than \$110 from City Sales Tax. The exemption also applies to items, such as fabric, thread and buttons, that are used to make or repair exempt clothing.

The exemption was suspended from June 1, 2003 to August 31, 2005, and then restored effective September 1, 2005. Starting September 1, 2007, clothing and footwear items that cost \$110 or more were also exempted from City Sales Tax; this exemption was repealed effective August 1, 2009.

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**History of Sales Tax Exemptions on Clothing and Footwear  
New York City**

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Pre-March 1, 2000	Not Exempt*
March 1, 2000 - May 31, 2003	Exempt under \$110
June 1, 2003 - August 31, 2005	Not Exempt
September 1, 2005 - August 31, 2007	Exempt under \$110
September 1, 2007 - July 31, 2009	All Exempt
August 1, 2009 - Present	Exempt under \$110

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\* There were various sales tax-free weeks between 1996 and March 2000.

**Tax Expenditure**

\$516 million in FY 2016 (July 1, 2015 – June 30, 2016)

**Data Source**

The tax expenditure estimate was provided by the NYC Office of Management and Budget, Tax Policy, Revenue Forecasting and Economic Analysis Task Force.

## **Sales and Use Tax**

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### **Aviation Fuel Sold to Airlines**

#### **Citation**

NYS Tax Law, Section 1115(a)(9)

#### **Description**

Fuel sold to airlines for use in their airplanes is tax exempt.

#### **Tax Expenditure**

\$122 million; includes only sales at LaGuardia and John F. Kennedy International Airports

#### **Data Source**

Estimates are prepared based on data from (1) the Port Authority of New York and New Jersey and (2) the United States Department of Transportation, Research and Innovative Technology Administration, Bureau of Transportation Statistics.

### **Cable Television Service**

#### **Citation**

NYS Tax Law, Section 1105(c)(9)

#### **Description**

The provision of cable television services to customers is tax-exempt.

#### **Tax Expenditure**

\$116 million; estimate includes open video systems

#### **Data Source**

Estimates are prepared based on data provided by the City of New York, Department of Information Technology and Telecommunications (DoITT).

**Interstate and International Telephone and Telegraph**

**Citation**

NYS Tax Law, Section 1105(b)

**Description**

Interstate and international telephone and telegraph services are tax exempt.

**Tax Expenditure**

\$76 million

**Data Source**

Estimates are prepared based on data from (1) the Federal Communications Commission and (2) the United States Department of Commerce, United States Census Bureau.

**Water Delivered to Consumer Through Mains or Pipes**

**Citation**

NYS Tax Law, Section 1115(a)(2)

**Description**

Purchases of water delivered to the consumer through mains or pipes are exempt.

**Tax Expenditure**

\$84 million; wastewater is excluded; amount reported is for FY 2016

**Data Source**

Estimates are prepared based on data provided by the Water Board, City of New York, Department of Environmental Protection.

## **Sales and Use Tax**

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### **Transportation Services Provided by Affiliated Livery Vehicles**

#### **Citation**

NYS Tax Law, Sections 1101(b)(34)

#### **Description**

Charges for certain transportation services provided by affiliated livery vehicles within New York City are excluded from the Sales Tax.

#### **Tax Expenditure**

\$34 million

#### **Data Source**

New York State Annual Report of Tax Expenditures. Revision of the State's methodology resulted in a much larger, but more accurate, estimate than in previous years.

### **Newspapers and Periodicals**

#### **Citation**

NYS Tax Law, Sections 1101(b)(6), 1115(a)(5)

#### **Description**

Newspapers and periodicals are exempt from Sales Tax.

#### **Tax Expenditure**

\$22 million

#### **Data Source**

Estimates are prepared based on data from the United States Department of Commerce, United States Census Bureau.

## **Interior Decorating and Design Services**

### **Citation**

Laws of New York, 1995, Chapters 297 and 298

### **Description**

Interior decorating and design services delivered within NYC are not subject to City Sales Tax. Charges for interior decorating and design services that are provided in conjunction with the sale of tangible personal property or other services must be separately itemized on the bill or invoice given to the customer for the Sales Tax exemption to apply. Customers are required to pay New York State and MCTD sales taxes.

### **Tax Expenditure**

\$21 million; the estimate includes only entities that filed NYS Sales Tax returns using an address in NYC and reported their NAICS industry code as 541410

### **Data Source**

New York State Sales Tax return files of NYC filers provided to the NYC Department of Finance.

## **Lower Manhattan Commercial Office Space**

### **Citation**

NYS Tax Law, Section 1115(ee)

### **Description**

Purchase and use of certain property used to outfit, furnish, and equip certain leased commercial office space in eligible areas in Lower Manhattan are exempt from Sales Tax. Commercial tenants, landlords, and contractors are eligible for the exemption.

### **Tax Expenditure**

\$10 million

### **Data Source**

New York State Annual Report of Tax Expenditures.

## **Sales and Use Tax**

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### **Airline Food and Drink for In-Flight Consumption**

#### **Citation**

NYS Tax Law, Section 1105(d)(ii)(A)

#### **Description**

Sales of food and drink to airlines for in-flight consumption are exempt from Sales Taxes.

#### **Tax Expenditure**

\$5 million; includes food and drink consumed on flights (foreign and domestic) that originate at LaGuardia and John F. Kennedy International Airports; estimate excludes non-scheduled passengers

#### **Data Source**

Estimates are prepared based on data from the United States Department of Transportation, Research and Innovative Technology Administration, Bureau of Transportation Statistics.

## PART V

### PERSONAL INCOME TAX EXPENDITURES

#### Overview

New York City charges its residents Personal Income Tax based on their New York State taxable income. Like the Sales and Use Tax, the Personal Income Tax is collected, administered and enforced by the New York State Department of Taxation and Finance.

#### Modifications of Personal Income and Tax Liability for NYC Purposes

The following list identifies selected items that modify personal income and tax liability for New York City Personal Income Tax purposes. These items are primarily federal exclusions from income and State modifications that pass through in determining City taxable income.

#### Federal Exclusions from Income

- IRA and Keogh Contributions and Earnings Exclusion
- Income Earned Abroad by U.S. Citizens
- Passive Losses on Rental Real Estate
- Capital Gains on Home Sales
- Scholarship and Fellowship Income
- Employee Meals and Lodging
- Public Assistance Benefits
- Veterans Benefits
- Employer Contributions for Medical or Long-Term Care Insurance
- Employer Contributions for Employee Pensions
- Workers' Compensation Benefits
- Employer-Provided Tuition Assistance
- Employer-Provided Child Care
- Certain Employer-Provided Transportation Benefits
- Benefits and Allowances to Armed Forces Personnel
- Accelerated Death Benefits
- Contributions to Health/Medical Savings Accounts
- Self-Employed Persons' Health and Long-Term Care Insurance
- Employer-Provided Adoption Assistance
- Employer-Paid Premiums on Life, Accident and Disability Insurance
- Interest on Life Insurance Policy and Annuity Cash Value
- Interest on Qualified New York State and Local Bonds
- Oil and Gas Exploration and Development Costs
- Accelerated Depreciation
- Amortization of Business Start-Up Costs
- Capital Gains at Death
- Farmers' Expensing of Capital Outlays
- Capital Asset Treatment of Certain Timber Income and from Ore and Coal Royalties
- Expensing of R&D Costs
- Expensing of Certain Depreciable Business Property

## **Personal Income Tax**

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Social Security and Railroad Retirement Benefits (Partial Exclusion)  
Capital Gains from Small Corporation Stock  
Expensing of Certain Small Investments  
Deferral of Income from Installment Sales  
Student Loan Interest  
Education IRAs  
Earnings of Qualified Tuition Programs

### **New York State Modifications to Income**

#### *Additions<sup>1</sup>*

Interest or Dividends on Obligations or Securities of Certain Federal Authorities  
Interest on Obligations of Other States or Political Subdivisions of those States  
State, Local or Foreign Income Taxes, Including Unincorporated Business Income  
Taxes, Deducted in Determining Federal Taxable Income  
Interest on Loans Incurred to Carry Tax-Exempt Securities  
Expenses for Production of Tax-Exempt Income  
Public Employee Retirement Contributions  
Federal Percentage Depletion  
New Business Investment Deferral  
S Corporation Shareholder Additions  
College Choice Tuition Savings Distributions  
Other Additions

#### *Subtractions*

Interest and Dividends on Obligations or Securities Taxable Federally but NY Tax-Exempt  
Interest and Dividends on Obligations or Securities of Certain Federal Authorities  
Interest on Obligations of the U.S. and its Possessions  
Pensions Paid by the Federal Government, the State of New York or New York Localities  
Portion of Pensions and Annuities Received by Individuals 59½ Years of Age or Older  
Disability Income Included in Federal AGI  
Social Security and Tier I Railroad Retirement Benefits Included in Federal AGI  
Accelerated Death Benefits and Viatical Settlements  
Contribution to NYS College Choice Tuition Savings Program  
Compensation for Members of an Organized Militia  
Deferral of Gain from Sale of Qualifying Emerging Technology Investments  
Payments to Victims of Nazi Persecution  
Expenses Incurred by Living Organ Donors  
Compensation for Service in a Combat Zone for Members of the U.S. Armed Services  
Small Business and/or Farm Income  
Income Attributable to NYS Business Incubator and Innovation Hot Spot Support Act  
Wages Received from an Employer Located in a START-UP New York Area  
Service Award for Volunteer Firefighters and Ambulance Workers  
Moving expenses and moving expense reimbursements (starts TY2018)

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<sup>1</sup> Addition modifications are not considered tax expenditures. They are listed here for informational purposes.

Alimony paid (starts TY2019)

**New York State Deductions and Exemptions (2020)**

*Standard Deduction*

Single.....	\$8,000
Married Filing Joint Return.....	\$16,050
Married Filing Separate Return.....	\$8,000
Head of Household.....	\$11,200
Qualifying Widow(er) with Dependent Child.....	\$16,050

*Itemized Deductions*

- Medical and Dental Expenses
- Interest Expenses
- Charitable Contribution Deduction
- Casualty and Theft Losses
- Taxes Paid
- College Tuition Deduction
- Miscellaneous Expenses Subject to 2% AGI Threshold
- Other Miscellaneous Expenses
- Union Dues Deduction

*Dependent Exemption*

\$1,000 Exemption per Dependent

**New York City Tax Credits**

- Household Credit
- Unincorporated Business Tax Payment Credit
- Earned Income Credit
- Child and Dependent Care Services Credit
- Credit for General Corporation Tax Paid by S Corporations

## **Personal Income Tax**

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### **Components of Adjusted Gross Income and Summary of Deductions and Credits**

Tables 9 and 10 on the following pages are based on New York City Personal Income Tax (PIT) returns prepared by the New York State Department of Taxation and Finance. The tables provide income, adjustment, deduction, and credit information for taxpayers (filers with positive liabilities) and all filers. Full-year New York City residents filed 4.0 million returns and, of these, 3.0 million were from taxpayers.

New York State administers the City PIT and, accordingly, modifications to income, such as exclusions, deductions and other adjustments allowed by the State in determining taxable income, are automatically passed through to the City tax. City PIT tax rates are independent of the State rates and reflect local policy choices about the distribution of the tax burden among income groups.

The amounts provided are aggregate dollars claimed. Tax liability was not calculated due to the complex interactions of a variety of factors, such as the graduated tax rate structure and the different amounts claimed for each of the items by different income groups and filing types.

The information on the following pages is for TY 2017, the most recent year for which data are available.

**Table 9**  
**NEW YORK CITY PERSONAL INCOME TAX**  
**COMPONENTS OF ADJUSTED GROSS INCOME (AGI)**  
**Tax Year 2017**  
*(\$ Millions)*

INCOME	TAXPAYERS	ALL FILERS
Wages and Salaries	\$234,460	\$239,823
Dividends and Interest	\$19,766	\$21,254
Business Income/Loss	\$12,236	\$14,238
Capital Gain/Loss	\$51,220	\$52,355
Social Security, Pensions, Annuities, IRA	\$15,722	\$23,082
Other Income (1)	\$44,092	\$31,433
Federal Adjustments (2)	(\$4,197)	(\$4,555)
<b>FEDERAL AGI (3)</b>	<b>\$373,298</b>	<b>\$377,632</b>
<b>NY ADDITIONS</b>		
Interest Income on State and Local Bonds (4)	\$812	\$864
Other Additions (5)	\$5,748	\$8,489
<b>TOTAL ADDITION ADJUSTMENTS</b>	<b>\$6,559</b>	<b>\$9,353</b>
<b>NY SUBTRACTIONS</b>		
Pension Income from Federal, NYS, and Local Governments	(\$2,495)	(\$6,036)
U.S. Government Bond Interest	(\$458)	(\$517)
State and Local Tax Refunds	(\$2,417)	(\$2,476)
Taxable Social Security Benefits	(\$4,085)	(\$5,515)
Pension and Annuity Income Exclusion (6)	(\$2,751)	(\$4,704)
New York's 529 College Savings Program Deduction	(\$343)	(\$353)
Other Subtractions	(\$2,246)	(\$3,479)
<b>TOTAL SUBTRACTION ADJUSTMENTS</b>	<b>(\$14,795)</b>	<b>(\$23,081)</b>
<b>NY STATE AGI (3)</b>	<b>\$365,063</b>	<b>\$363,903</b>
<b>POSITIVE NY STATE AGI (7)</b>	<b>\$365,063</b>	<b>\$372,842</b>

Note: Table pertains to full-year NYC residents.

1. Includes taxable tax refunds, unemployment compensation, alimony received, and other income or losses.
2. Includes IRA and Keogh plan contributions, one-half of self-employment tax, self-employed health insurance deduction, penalty on early withdrawal of savings, and alimony paid.
3. Amount is adjusted to include New York State Office of Tax Policy Analysis corrections.
4. Does not include interest paid on debt issued by New York State or local governments within the state.
5. Includes public employee retirement contributions, college choice tuition savings distributions, and miscellaneous adjustments.
6. Taxpayers may take an exclusion of up to \$20,000 for qualifying pension and annuity income.
7. Including only NY State AGI values that are greater than \$0

## Personal Income Tax

**Table 10**  
**NEW YORK CITY PERSONAL INCOME TAX**  
**SUMMARY OF DEDUCTIONS AND CREDITS**  
**Tax Year 2017**  
*(\$ Millions)*

	TAXPAYERS	ALL FILERS
<b>DEDUCTIONS</b>		
<b>FEDERAL ITEMIZED DEDUCTIONS</b>		
Taxes Paid	(\$24,506)	(\$25,092)
Mortgage Interest Paid	(\$5,559)	(\$6,104)
Charitable Contributions	(\$11,986)	(\$12,199)
Theft and Casualty Losses	(\$19)	(\$31)
Medical Expenses	(\$743)	(\$1,317)
Job and Employee Expenses (1)	(\$3,452)	(\$3,587)
College Tuition Deduction	(\$227)	(\$231)
Other Miscellaneous Expenses (2)	(\$300)	(\$351)
<b>TOTAL FEDERAL ITEMIZED DEDUCTIONS (3)</b>	<b>(\$43,725)</b>	<b>(\$45,842)</b>
<b>TOTAL ITEMIZED DEDUCTIONS (4)</b>	<b>(\$14,915)</b>	<b>(\$16,862)</b>
<b>TOTAL STANDARD DEDUCTION</b>	<b>(\$24,725)</b>	<b>(\$34,566)</b>
<b>TOTAL DEDUCTIONS APPLIED (5)</b>	<b>(\$39,639)</b>	<b>(\$46,022)</b>
<b>EXEMPTIONS APPLIED (5)</b>	<b>(\$1,554)</b>	<b>(\$2,157)</b>
<b>TAXABLE INCOME</b>	<b>\$323,869</b>	<b>\$324,663</b>
<b>NYC RESIDENT TAX</b>	<b>\$12,180</b>	<b>\$12,206</b>
NYC Household Credit	(\$4)	(\$10)
Unincorporated Business Tax Paid Credit	(\$179)	(\$181)
Earned Income Tax Credit	(\$34)	(\$99)
NYC Child and Dependent Care Credit	(\$0)	(\$7)
General Corporation Tax Paid Credit	(\$1)	(\$2)
<b>TOTAL NYC TAX LIABILITY</b>	<b>\$11,963</b>	<b>\$11,906</b>

Note: Table pertains to full-year NYC resident taxpayers only.

1. Job expenses and most other miscellaneous deductions are subject to a 2% of AGI threshold.
2. Includes miscellaneous deductions not subject to the 2% threshold.
3. Shown after application of the Pease limitation.
4. Available itemized deductions after New York State add-backs and high-income limitations.
5. For each filer, exemptions and deductions cannot exceed NY State AGI.

**Earned Income Credit**

**Citation**

NYS Tax Law, Section 1310(f); NYC Administrative Code, Section 11-1706(d)

**Policy Objective**

Provide tax relief to low-income New York City residents.

**Description**

Beginning in TY 2004, low-income New York City residents are eligible for an earned income tax credit against the City Personal Income Tax equal to 5 percent of the earned income tax credit allowed for federal income tax purposes. If the City credit is greater than the taxpayer's tax liability, after deducting other allowable credits, the excess will be treated as an overpayment and refunded to the taxpayer.

**Distributional Information**

A total of 872,929 filers received the earned income tax credit, worth \$99.4 million. The average credit per filer was \$114. Additional distributional information appears below.

**NEW YORK CITY EARNED INCOME CREDIT  
TAX YEAR 2017**

Federal Adjusted Gross Income	Number of Filers	Total Value of Credit	Average Value
Under \$5,000	75,071	\$1,684,758	\$22
\$5,000-\$9,999	164,020	\$9,019,437	\$55
\$10,000-\$14,999	197,363	\$20,923,274	\$106
\$15,000-\$19,999	118,956	\$23,765,673	\$200
\$20,000-\$24,999	97,330	\$19,530,378	\$201
\$25,000-\$29,999	77,340	\$12,551,288	\$162
\$30,000-\$51,567	142,849	\$11,940,666	\$84
All Filers	872,929	\$99,415,474	\$114

**Tax Expenditure**

\$99.4 million

## Personal Income Tax

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### Household Credit

#### Citation

NYS Tax Law, Section 1310(d)  
NYC Administrative Code, Section 11-1706(b)

#### Policy Objective

Provide tax relief to low-income New York City households.

#### Description

New York City filers with federal adjusted gross income below specified levels may claim the household credit. The amount of the credit varies according to filing status, federal adjusted gross income and the number of persons in the household. The credit is available to single filers with federal adjusted gross income not greater than \$12,500 and other filing types with adjusted gross income not greater than \$22,500. The credit amount decreases as income increases, and ranges from \$15 to \$10 for single filers, from \$15 to \$5 for married people filing separately, and from \$30 to \$10 per household member for all other filers. The household credit is not refundable.

#### Distributional Information

In TY 2017, 370,467 New York City filers claimed the household credit. The household credit reduced tax liability by \$9.5 million. The average benefit was \$26 per household, with over half the beneficiaries reporting income below \$15,000.

#### NEW YORK CITY HOUSEHOLD CREDIT TAX YEAR 2017

Federal Adjusted Gross Income	Number of Filers	Total Value of Credit	Average Value
Under \$10,000	71,621	\$998,470	\$14
\$10,000 - \$14,999	122,871	\$2,130,109	\$17
\$15,000 - \$19,999	107,990	\$4,528,861	\$42
\$20,000 - \$22,500	67,985	\$1,848,919	\$27
All Filers	370,467	\$9,506,359	\$26

#### Tax Expenditure

\$9.5 million

**Child and Dependent Care Services Credit**

**Citation**

NYC Administrative Code, Section 11-1706(e)

**Policy Objective**

To help low-income NYC residents pay certain expenses necessary for gainful employment.

**Description**

Beginning with TY 2007, a refundable Personal Income Tax credit is allowed for expenses for certain household and dependent care services necessary for gainful employment. The credit equals the “applicable percentage” of the allowable New York State household and dependent care credit; however, for purposes of the City credit, only child care expenses for dependents under the age of four are considered. For filers with household gross income up to \$25,000, the applicable percentage is 75 percent. Under a sliding-scale formula, the applicable percentage declines from 75 percent to zero for household gross incomes between \$25,000 and \$30,000. The maximum credit, \$1,733 in 2016, can be claimed by: (1) married couples filing jointly with two or more qualifying children and AGI between \$12,000 and \$15,000, as long as neither spouse earned less than \$6,000; or (2) filers using other filing statuses with two or more qualifying children and AGI between \$6,000 and \$15,000.

**Distributional Information**

A total of 16,474 filers claimed the child and dependent care services credit. The total value of the credit was \$7.0 million and the average credit per filer was \$425.

**NEW YORK CITY CHILD AND DEPENDENT CARE SERVICES CREDIT  
TAX YEAR 2017**

Federal Adjusted Gross Income	Number of Filers	Total Value of Credit	Average Value
Under \$5,000	415	\$155,348	\$374
\$5,000-\$9,999	1,295	\$561,573	\$434
\$10,000-\$14,999	2,811	\$1,297,507	\$462
\$15,000-\$19,999	3,694	\$1,763,856	\$477
\$20,000-\$24,999	4,101	\$2,059,503	\$502
\$25,000-\$30,000	4,158	\$1,156,422	\$278
<b>All Filers</b>	<b>16,474</b>	<b>\$6,994,209</b>	<b>\$425</b>

## **Personal Income Tax**

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### **Tax Expenditure**

\$7.0 million

## Credit for Unincorporated Business Tax Payments

### Citation

NYS Tax Law, Section 1310(e)  
NYC Administrative Code, Section 11-1706(c)

### Policy Objective

To relieve New York City residents who own or have an interest in a business subject to the City's Unincorporated Business Tax from the double taxation of income earned by the business.

### Description

New York City residents are allowed to claim credits against their City Personal Income Tax liabilities for Unincorporated Business Taxes paid by businesses they carry on as sole proprietors or paid by partnerships in which they are partners. For taxable years beginning on or after January 1, 1997, a City resident whose taxable income is not more than \$42,000 is allowed a credit for 65 percent of his or her share of the UBT paid by the firm for its tax year ending within or at the same time as the resident's tax year; a resident whose taxable income is more than \$42,000 but not more than \$142,000 is allowed a declining credit computed by subtracting from 65 percent, one-tenth of a percentage point for each \$200 of taxable income above \$42,000; and a resident whose taxable income is over \$142,000 is allowed a 15 percent credit. The City is authorized to adopt local laws to raise (but not reduce) the above percentages to as much as a 100 percent credit. A local law enacted in 2007, and applicable to tax years beginning in 2007 and thereafter, raised the credit percentage to 100 percent where taxable income is not over \$42,000, to 23 percent where income is \$142,000 or over, and to a percentage that declines from 100 percent to 23 percent in income ranges between \$42,000 and \$142,000.

### Distributional Information

A total of 23,261 filers claimed the Unincorporated Business Tax credit. The total value of the credit was \$180.9 million and the average credit per filer was \$7,778. Additional distributional information appears on the next page.

## Personal Income Tax

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### UNINCORPORATED BUSINESS TAX CREDIT TAX YEAR 2017

Federal Adjusted Gross Income	Number of Taxpayers	Total Value of Credit	Average Value
Less than \$25,000	104	\$622,259	\$5,983
\$25,000 - \$49,999	100	\$71,184	\$712
\$50,000 - \$74,999	286	\$312,259	\$1,092
\$75,000 - \$99,999	813	\$1,005,699	\$1,237
\$100,000 - \$124,999	1,058	\$1,735,981	\$1,641
\$125,000 - \$149,999	1,014	\$1,713,957	\$1,690
\$150,000 - \$199,999	1,918	\$2,753,150	\$1,435
\$200,000 - \$299,999	2,995	\$4,814,121	\$1,607
\$300,000 - \$499,999	3,601	\$7,796,644	\$2,165
\$500,000 - \$999,999	4,247	\$13,501,665	\$3,179
\$1,000,000 and above	7,125	\$146,596,449	\$20,575
All Taxpayers	23,261	\$180,923,368	\$7,778

### Tax Expenditure

\$180.9 million

**Credit for General Corporation Tax Paid by S Corporations**

**Citation**

NYC Administrative Code, Section 11-1706(f)

**Policy Objective**

To relieve New York City residents who are shareholders of certain S corporations subject to the City’s General Corporation Tax from the double taxation of income on which General Corporation Tax was paid.

**Description**

Certain City residents who are shareholders of Federal S corporations that have made the New York State S corporation election are eligible for a City Personal Income Tax credit for their share of City General Corporation Tax paid by their S corporation. If the resident shareholder’s taxable income is not more than \$35,000, a full credit is allowed. If taxable income is more than \$35,000 but less than \$100,000, a partial credit is allowed, which decreases as taxable income increases. Taxpayers whose taxable income is \$100,000 or more are not eligible for any credit. The credit is available for tax years beginning on or after January 1, 2014 but before July 1, 2019; however, if a tax year includes days after June 30, 2019, the credit must be prorated to reflect only days occurring before July 1, 2019.

**Distributional Information**

The credit was claimed by 3,538 filers and was worth a total of \$2.3 million. The average credit per filer was \$654.

**CREDIT FOR GENERAL CORPORATION TAX PAID BY S CORPORATIONS  
TAX YEAR 2017**

Federal Adjusted Gross Income	Number of Taxpayers	Total Value of Credit	Average Value
Less than \$25,000	375	\$72,448	\$193
\$25,000 - \$49,999	865	\$459,490	\$531
\$50,000 - \$74,999	842	\$688,712	\$818
\$75,000 - \$99,999	770	\$642,305	\$834
\$100,000 - \$124,999	578	\$324,437	\$561
\$150,000 and above	108	\$127,067	\$1,177
<b>All Taxpayers</b>	<b>3,538</b>	<b>\$2,314,459</b>	<b>\$654</b>

## **Personal Income Tax**

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### **Tax Expenditure**

\$2.3 million.

## PART VI

### SUMMARY OF PUBLIC COSTS AND BENEFITS RELATED TO PRIVATE INVESTMENT PROJECTS

#### Excerpted from the Annual Investment Projects Report New York City Economic Development Corporation

This section summarizes the costs and benefits of City financial assistance given to private businesses to support investment, job creation, job retention and growth. Information is excerpted from the FY 2019 Annual Investment Projects Report, Volume I, prepared by the New York City Economic Development Corporation (NYCEDC) and available at <http://www.nycedc.com/about-nycedc/financial-public-documents>.

The Annual Investment Projects Report is required by the NYC Administrative Code, Title 22, Chapter 8, Subchapter 2 §22-823. Local Law 222 of 2017, which took effect January 14, 2018, moved the requirements stipulated under former City Charter §1301(1)(b) to a new subchapter of the NYC Administrative Code. The FY 2018 and FY 2019 reports conform to the requirements of the new law. Reports for FY 2014 through FY 2017 adhere to the requirements of Local Law 102 of 2013; reports for FY 2011 through FY 2013 follow the requirements of Local Law 62 of 2010; and reports for FY 2005 through FY 2010 adhere to the requirements of Local Law 48 of 2005.

The NYC Administrative Code requires NYCEDC to submit to the New York City Council, the mayor, the City comptroller, the public advocate, and the borough presidents an annual report containing descriptive data on a selected group of NYCEDC projects, the amounts of City assistance (City Costs) provided to the businesses involved in these projects, and estimates of the tax revenues generated by these projects (City Benefits). Investment projects that received financial assistance on any day in the reporting fiscal year are included regardless of their execution date. The data provided about each project depends on the reporting requirements in effect at the time the project started.

Financial assistance consists of loans, grants, tax benefits, and energy benefits. More specifically, it includes NYCEDC loans, Business Incentive Rate (BIR) programs, tax-exempt bonds, Sales Tax waivers, Mortgage Recording Tax (MRT) waivers, payments-in-lieu of taxes (PILOT) Real Property Tax exemptions, and incentives awarded as part of the Applied Sciences NYC program and New Markets Tax Credit program. The assistance is provided by NYCEDC, the NYC Industrial Development Agency (NYCIDA), and/or the Build NYC Resource Corporation (Build NYC).

NYCEDC believes this report shows how critical its financial assistance efforts are to maintain and expand New York City's economic base by stimulating investment, job growth and business expansion. The typical company investment included in this report would have been delayed, abandoned or made outside the City but for the intervention and support of NYCEDC. In addition, NYCEDC appreciates the opportunity to discuss the public benefits generated by its investment projects and to explain the dynamic public/private partnership that makes NYCEDC successful.

NYCEDC reported 469 financial assistance investment projects in FY 2019. Twenty-five projects started reporting and financial assistance ended for 27 projects. The 469 investment projects accounted for:

## **Private Investment Projects**

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- 5.1 percent of total private employment in New York City;
- \$35.3 billion in private investment;
- \$1.6 billion in City costs (present value), net of recapture, cancellations, reductions and penalties; and
- \$50.6 billion in City benefits (present value), net of the assistance provided and recapture/penalties.

## APPENDIX I

### NEW YORK CITY CHARTER SECTION 240

Not later than the fifteenth day of February the mayor shall submit to the council a tax benefit report which shall include:

1. a listing of all exclusions, exemptions, abatements, credits or other benefits allowed against City tax liability, against the base or the rate of, or the amount due pursuant to, each City tax, provided however that such listing need not include any benefits which are applicable without any City action to such City tax because they are available in regard to a federal or State tax on which such City tax is based; and
2. a description of each tax benefit included in such listing, providing the following information:
  - a. the legal authority for such tax benefit;
  - b. the objectives of, and eligibility requirements for, such tax benefit;
  - c. such data and supporting documentation as are available and meaningful regarding the number and kind of taxpayers using benefits pursuant to such tax benefit and the total amount of benefits used pursuant to such tax benefit, by taxable and/or fiscal year;
  - d. for each tax benefit pursuant to which a taxpayer is allowed to claim benefits in one year and carry them over for use in one or more later years, the number and kind of taxpayers carrying forward benefits pursuant to such tax benefit and the total amount of benefits carried forward, by taxable and/or fiscal year;
  - e. for nineteen hundred ninety and each year thereafter for which the information required by paragraphs three and four are not available, the reasons therefor, the steps being taken to provide such information as soon as possible, and the first year for which such information will be available;
  - f. such data and supporting documentation as are available and meaningful regarding the economic and social impact and other consequences of such tax benefit; and
  - g. a listing and summary of all evaluations and audits of such tax benefit issued during the previous two years.

## Appendices

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### APPENDIX II

#### DESCRIPTION OF MAJOR NEW YORK CITY TAXES

**New York City Tax Revenues**  
**Fiscal Year 2019**  
(Millions)

<u>Tax</u>	<u>Revenues</u>
Real Property Tax	\$27,703
Personal Income Tax	\$13,344
Sales Tax	\$7,810
Corporate, General and Banking Corporation Taxes	\$4,200
Unincorporated Business Tax	\$2,029
Real Property Transfer Tax	\$1,547
Mortgage Recording Tax	\$1,097
Commercial Rent Tax	\$907
Hotel Room Occupancy Tax	\$625
Utility Tax	\$369
Other	\$863
<b>Total</b>	<b>\$60,495</b>

Note:  
Table excludes audit revenues and STAR aid.

Complete tax revenue information is available in the Comprehensive Annual Financial Report (CAFR), published by the Office of the New York City Comptroller. Reports are available for download at the Comptroller's Office website.

## **Banking Corporation Tax**

Effective January 1, 2015, this tax is imposed on banking corporations, including commercial and savings banks, savings and loan associations, trust companies, and certain subsidiaries of banks, which do business in New York City and are S corporations (including qualified Subchapter S subsidiaries), as defined in the U.S. Internal Revenue Code.

A banking corporation determines its tax liability by making three alternative calculations and comparing the results to a fixed minimum tax. The tax due is the largest of the following four amounts:

- 9 percent of entire net income allocated to the City;
- 3 percent of alternative entire net income allocated to the City;
- one-tenth of a mill on each dollar of taxable assets allocated to the City (except that, for tax years beginning before 2011, alien banking corporations calculate a tax at the rate of 2.6 mills per dollar of issued capital stock allocated to the City);
- \$125 minimum tax.

## **Business Corporation Tax**

This tax, which applies to tax years beginning on or after January 1, 2015, is imposed on all corporations, wherever organized, for doing business, employing capital, owning or leasing property or maintaining offices in New York City. Regulated utilities subject to the City Utility Tax are not subject to this tax. Insurance corporations pay no City business income taxes. S corporations (including qualified Subchapter S subsidiaries), as defined in the U.S. Internal Revenue Code, are not subject to the Business Corporation Tax, but are subject to the General Corporation Tax or the Banking Corporation Tax.

A corporation determines its tax liability by making two alternative calculations and comparing the results to a sliding-scale fixed-dollar minimum tax. The tax liability is the largest of the three following amounts:

- The taxpayer's business income allocated to the City multiplied by the appropriate rate shown below:

Qualified manufacturing corporations.....	4.425% to 8.85%
Qualified small businesses.....	6.5% to 8.85%
Financial corporations.....	9%
All other taxpayers.....	8.85%

- The taxpayer's business capital allocated to the City and taxed at the rate of 0.15%, subject to a cap of \$10 million;
- A fixed-dollar minimum tax, which is a graduated amount ranging from \$25 where the taxpayer's City receipts are not over \$100,000, to \$200,000 where City receipts exceed \$1 billion.

## Appendices

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### Commercial Rent Tax

This tax is imposed at an effective rate of 3.9 percent of the base rent paid by tenants of premises used to conduct any business, profession or commercial activity.

The tax does not apply in Manhattan north of 96th Street or in the other boroughs. Tenants with annual rent (or annualized rent for part-year filers) below \$250,000 are exempt from the tax and tenants with annual taxable rents between \$250,000 and \$300,000 are eligible for a sliding-scale credit that partially offsets tax liability.

To provide relief specifically to small businesses, starting with CRT tax years beginning on or after June 1, 2018, a full tax credit is available to tenants whose base rent before the 35 percent reduction is less than \$500,000 and whose total income is not more than \$5 million; the tax credit phases out for tenants whose base rent before reduction is between \$500,000 and \$550,000 and whose total income is more than \$5 million but not more than \$10 million.

### General Corporation Tax

This tax is imposed on those corporations, both domestic and foreign, that do business, employ capital, own or lease property or maintain an office in New York City and are S corporations (including qualified Subchapter S subsidiaries), as defined in the U.S. Internal Revenue Code.

A corporation determines its tax liability by making three alternative calculations and comparing the results to a sliding-scale fixed minimum tax. The primary tax liability is the largest of the four following amounts:

- 8.85 percent of the corporation's entire net income allocated to the City;
- 0.15 percent of the firm's business and investment capital allocated to the City (or 0.04 percent for cooperative housing corporations), subject to a cap of \$1 million;
- 8.85 percent of 15 percent of the sum of entire net income plus the compensation paid to certain shareholders, less a fixed-dollar exclusion, allocated to the City;
- the minimum tax, which ranges from \$25 to \$5,000, depending on the taxpayer's New York City receipts.

Corporations having only business capital, a 100 percent allocation percentage and federal gross income below \$250,000 are not subject to the calculations in items (2) and (3) above.

In addition to the primary tax liability, a tax on subsidiary capital is also payable. The subsidiary tax is at the rate of 0.075 percent of subsidiary capital allocated to the City.

### Mortgage Recording Tax

This tax is imposed on the recording of real estate mortgages in New York City. For mortgages that are less than \$500,000, the rate is \$1.00 per \$100 of indebtedness. For mortgages that are \$500,000 or more, the rate varies:

- for mortgages on 1-, 2- or 3-family homes or individual residential condominium units, the rate is \$1.125 per \$100 of indebtedness.
- for all other mortgages that are \$500,000 or more, the rate is \$1.75 per \$100 of indebtedness.

### Personal Income Tax

This tax is imposed on the taxable income of every resident of New York City. The City's definition of taxable income follows, with certain modifications, Federal law, and is the same as the New York State definition.

The Personal Income Tax rates imposed on New York City residents range from 3.078 percent to 3.876 percent.

### Real Property Tax

Under Article 18 of the Real Property Tax Law, real property in New York City is divided into four different classes:

- Class 1 consists of 1-, 2- and 3-family residential property, small condominiums, and certain vacant land north of 110<sup>th</sup> Street in Manhattan and in the other boroughs;
- Class 2 consists of all other residential property, including cooperatives and condominiums;
- Class 3 consists of utility company equipment and special franchises; and
- Class 4 consists of all other real property, such as office buildings, factories, stores, hotels and lofts.

### FY 2020 Rates

New York City assesses properties at a uniform percentage of market value within each class of real property, applying class-specific tax rates to determine tax liability. The rates, per \$100 of assessed value, are as follows:

Class 1	21.167
Class 2	12.473
Class 3	12.536
Class 4	10.537

### Real Property Transfer Tax

This tax is imposed on the transfer of real property located in New York City and on the transfer of a controlling economic interest in real property located in New York City.

The rates of the Real Property Transfer Tax for residential properties (1-, 2- or 3-family homes, an individual residential condominium unit, or an individual cooperative apartment) are the following:

- for residential properties transferred for a consideration of \$500,000 or less, the rate is 1 percent of the consideration;

## **Appendices**

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- for residential properties transferred for a consideration of more than \$500,000, the rate is 1.425 percent of the consideration.

For properties other than the residential properties referred to above:

- the tax rate is 1.425 percent if the consideration is not more than \$500,000; and
- 2.625 percent if the consideration is more than \$500,000.

## **Sales and Use Tax**

This tax is imposed on the sale or use of tangible personal property and certain services; sales of gas, electricity, steam, refrigeration, and intrastate telephone and telegraph services; food and beverages sold by restaurants and caterers; hotel and motel occupancies; admission charges to certain places of amusement; and club dues. The current City Sales and Use Tax rate is 4.5 percent.

New York City Sales and Use Tax is also imposed on charges for the parking or garaging of motor vehicles. The basic tax rate imposed on the parking charge is 6 percent; an additional 8 percent tax is imposed on parking in Manhattan. Manhattan residents who meet certain conditions are exempt from the 8 percent tax.

## **Unincorporated Business Tax**

This tax is imposed on every individual or unincorporated entity carrying on a trade, business or profession wholly or partly within New York City. The Unincorporated Business Tax is imposed at the rate of 4 percent of taxable income allocable to New York City. A full credit is allowed if the tax is not more than \$3,400 and a partial credit is allowed if the tax is more than \$3,400 but less than \$5,400.

## **Utility Tax**

This tax is imposed on every utility and vendor of utility services that does business in New York City. “Utilities” are those companies that are subject to the supervision of the New York State Department of Public Service, including gas and electric companies and telephone companies. Companies that derive 80 percent or more of their gross receipts from mobile telecommunications services are also considered utilities, regardless of whether they are supervised by the Department of Public Service. Vendors of utility services are those that are not “utilities” but that sell gas, electricity, steam, water, refrigeration, or telecommunications services, or that operate omnibuses, whether or not those activities represent the vendor’s main business.

The basic Utility Tax rate is 2.35 percent of gross income or gross operating income. Different rates apply to bus companies and railroads.

**APPENDIX III**

**REAL PROPERTY TAX EXPENDITURE  
STATISTICAL SUPPLEMENT**

This appendix provides distributions of exemptions by program, borough and building type for FY 2020. Information on the number of units, the exempt assessed value, and the taxable assessed value is included.

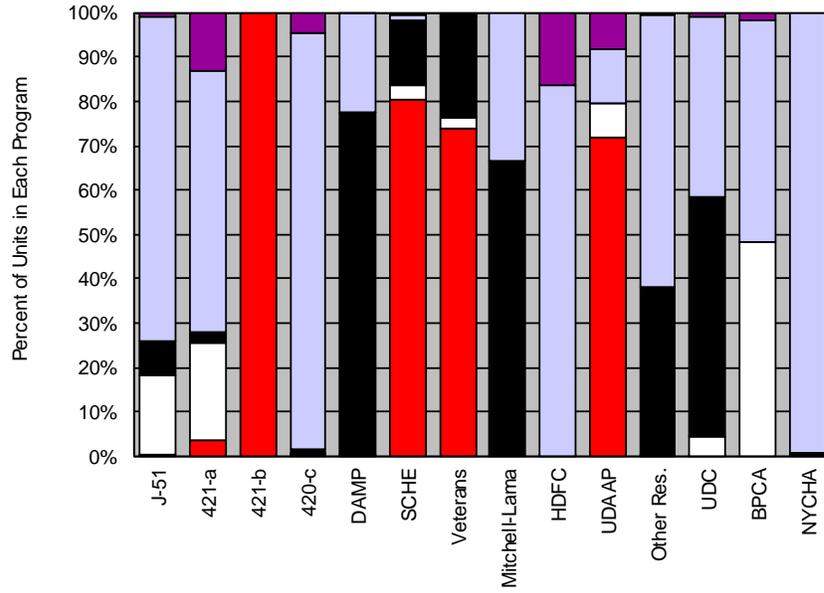
Because a property may have more than one exemption, the number of exemptions presented in Part II of this report may not equal the number of properties presented in this appendix. For example, a single property may receive more than one J-51 exemption if the rehabilitation of the property consisted of separate improvements initiated at different times. Consequently, the data in Part II would account for two exemptions, while the statistical appendix would count one property.

In Part II and in the following tables, 1-3 family homes are counted as one unit receiving the exemption or abatement. For the veterans and SCHE exemption programs, rentals and mixed-use parcels are also counted as one unit receiving the exemption.

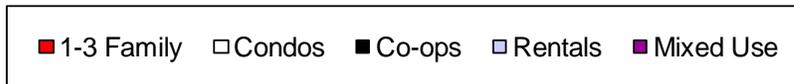
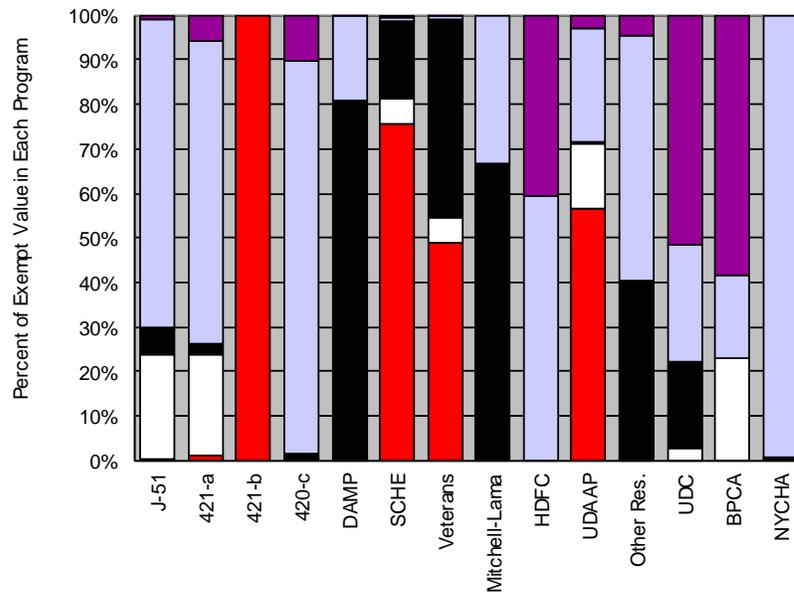
Appendices

FISCAL YEAR 2020

Distribution of Units with Exemptions by Program and Building Type



Distribution of Exempt Value by Program and Building Type



**CITY PROGRAMS**

**Distribution of Exemptions and Abatements by Borough and Property Type**  
**Fiscal Year 2020**  
(\$ Millions)

**J-51**

		Citywide	Manhattan	Bronx	Brooklyn	Queens	Staten Island
<b>Exemptions</b>							
1-3 FAMILY	Number of Units	164	25	10	127	2	0
	Exempt AV	2.65	0.66	0.13	1.79	0.06	0.00
	Taxable AV	1.94	0.53	0.11	1.30	0.00	0.00
CONDOS	Number of Units	18,659	1,212	12,369	4,713	365	0
	Exempt AV	432.53	86.71	175.97	157.65	12.20	0.00
	Taxable AV	267.55	37.64	74.34	149.30	6.27	0.00
CO-OPS	Number of Units	7,838	913	2,578	826	3,521	0
	Exempt AV	116.97	36.69	18.31	14.11	47.87	0.00
	Taxable AV	114.95	7.04	32.98	12.41	62.52	0.00
RENTALS	Number of Units	75,153	20,413	34,181	14,670	4,496	1,393
	Exempt AV	1,272.43	545.85	386.46	262.23	50.99	26.90
	Taxable AV	882.21	348.75	245.24	183.48	91.55	13.19
MIXED USE	Number of Units	743	132	48	561	0	2
	Exempt AV	13.40	4.19	0.88	8.32	0.00	0.01
	Taxable AV	10.52	2.40	0.55	7.55	0.00	0.02
ALL	Number of Units	102,557	22,695	49,186	20,897	8,384	1,395
	Exempt AV	1,837.97	674.10	581.75	444.10	111.12	26.90
	Taxable AV	1,277.16	396.35	353.22	354.04	160.34	13.21
<b>Abatements</b>							
1-3 FAMILY	Number of Units	381	56	60	185	80	0
	Total Abatement	0.42	0.09	0.04	0.26	0.02	0.00
CONDOS	Number of Units	22,512	3,071	12,159	5,704	1,431	147
	Total Abatement	10.06	1.59	3.47	4.48	0.53	0.00
CO-OPS	Number of Units	140,882	20,441	27,291	26,695	66,226	229
	Total Abatement	16.32	3.70	3.26	2.58	6.76	0.03
RENTALS	Number of Units	164,692	31,155	50,057	54,659	25,890	2,931
	Total Abatement	43.70	10.17	14.57	14.09	3.39	1.48
MIXED USE	Number of Units	645	56	54	513	16	6
	Total Abatement	1.21	0.13	0.44	0.58	0.06	0.01
ALL	Number of Units	329,112	54,779	89,621	87,756	93,643	3,313
	Total Abatement	71.71	15.68	21.76	21.98	10.76	1.52
<b>Total Number of Exemption and Abatement Units</b>		431,669	77,474	138,807	108,653	102,027	4,708

Note: Due to revised methodology, the number of abatements is lower than in prior years' reports. When restated in terms of this new approach, the number of abatements was 54,385 in FY 2019, compared to the FY 2019 reported 72,101.

## Appendices

### Distribution of Exemptions by Borough and Property Type Fiscal Year 2020 (\$ Millions)

#### 421-a

		Citywide	Manhattan	Bronx	Brooklyn	Queens	Staten Island
1-3 FAMILY	Number of Units	6,906	2	1,431	3,369	2,002	102
	Exempt AV	154.22	0.21	23.33	75.10	53.89	1.67
	Taxable AV	69.99	0.01	9.47	33.11	27.22	0.18
CONDOS	Number of Units	45,237	10,832	791	22,798	10,736	80
	Exempt AV	2,819.30	818.40	30.70	1,359.77	607.60	2.83
	Taxable AV	1,693.54	1,339.02	5.48	269.79	79.09	0.16
CO-OPS	Number of Units	5,118	2,563	773	972	736	74
	Exempt AV	305.75	194.29	19.92	61.19	26.50	3.84
	Taxable AV	55.17	44.12	2.12	2.72	6.13	0.09
MIXED USE	Number of Units	27,017	2,181	452	14,391	9,627	366
	Exempt AV	716.10	418.64	18.83	156.84	112.19	9.60
	Taxable AV	450.04	362.51	2.27	29.41	52.91	2.95
RENTALS	Number of Units	119,479	49,188	14,287	34,343	20,702	959
	Exempt AV	8,590.42	4,505.41	392.72	2,322.62	1,339.95	29.71
	Taxable AV	1,929.98	1,602.98	28.26	178.04	118.93	1.77
ALL	Number of Units	203,757	64,766	17,734	75,873	43,803	1,581
	Exempt AV	12,585.78	5,936.95	485.51	3,975.53	2,140.14	47.66
	Taxable AV	4,198.73	3,348.63	47.61	513.07	284.27	5.14

**Distribution of Exemptions by Borough and Property Type**  
**Fiscal Year 2020**  
(\$ Millions)

**Division of Alternative Management Programs**

		Citywide	Manhattan	Bronx	Brooklyn	Queens	Staten Island
1-3 FAMILY	Number of Units	7	4	1	0	2	0
	Exempt AV	0.05	0.03	0.00	0.00	0.02	0.00
	Taxable AV	0.10	0.07	0.03	0.00	0.00	0.00
CO-OPS	Number of Units	17,464	9,654	4,153	3,592	65	0
	Exempt AV	303.60	220.50	32.72	49.35	1.03	0.00
	Taxable AV	192.35	111.92	41.66	38.06	0.71	0.00
RENTALS	Number of Units	5,051	1,911	2,579	561	0	0
	Exempt AV	70.48	52.30	11.75	6.43	0.00	0.00
	Taxable AV	41.41	22.73	13.12	5.56	0.00	0.00
MIXED USE	Number of Units	27	18	0	9	0	0
	Exempt AV	0.68	0.57	0.00	0.11	0.00	0.00
	Taxable AV	0.42	0.26	0.00	0.16	0.00	0.00
ALL	Number of Units	22,549	11,587	6,733	4,162	67	0
	Exempt AV	374.81	273.41	44.46	55.89	1.05	0.00
	Taxable AV	234.23	134.94	54.78	43.79	0.72	0.00

## Appendices

### Distribution of Exemptions by Borough and Property Type Fiscal Year 2020 (\$ Millions)

#### 420-c

		Citywide	Manhattan	Bronx	Brooklyn	Queens	Staten Island
1-3 FAMILY	Number of Units	131	1	9	120	0	1
	Exempt AV	2.85	0.04	0.18	2.60	0.00	0.02
	Taxable AV	0.09	0.00	0.00	0.09	0.00	0.00
CONDOS	Number of Units	1	0	0	1	0	0
	Exempt AV	2.34	0.00	0.00	2.34	0.00	0.00
	Taxable AV	0.00	0.00	0.00	0.00	0.00	0.00
CO-OPS	Number of Units	918	135	507	276	0	0
	Exempt AV	30.62	10.32	11.59	8.70	0.00	0.00
	Taxable AV	0.03	0.01	0.02	0.00	0.00	0.00
MIXED USE	Number of Units	3,532	674	986	1,600	272	0
	Exempt AV	251.24	83.25	57.64	87.59	22.76	0.00
	Taxable AV	4.90	3.94	0.03	0.93	0.00	0.00
RENTALS	Number of Units	69,895	17,932	27,672	18,874	4,289	1,128
	Exempt AV	2,150.97	737.78	612.88	613.42	141.85	45.04
	Taxable AV	21.62	14.47	4.22	2.54	0.29	0.10
ALL	Number of Units	74,477	18,742	29,174	20,871	4,561	1,129
	Exempt AV	2,438.03	831.40	682.30	714.66	164.61	45.06
	Taxable AV	26.64	18.42	4.27	3.56	0.29	0.10

**Distribution of Exemptions by Borough and Property Type**  
**Fiscal Year 2020**  
(\$ Millions)

**Senior Citizen Homeowner**

		Citywide	Manhattan	Bronx	Brooklyn	Queens	Staten Island
1-3 FAMILY	Number of Units	38,999	83	3,090	10,865	18,264	6,697
	Exempt AV	587.95	2.98	38.45	168.33	292.37	85.82
	Taxable AV	560.12	3.08	46.03	149.82	285.33	75.86
CONDOS	Number of Units	1,639	535	139	224	632	109
	Exempt AV	43.61	25.78	0.82	4.66	11.04	1.30
	Taxable AV	39.08	24.69	0.55	4.27	8.71	0.86
CO-OPS	Number of Units	7,082	1,428	396	1,789	3,380	89
	Exempt AV	135.71	54.88	4.29	27.00	48.65	0.88
	Taxable AV	12,152.42	7,909.53	411.21	1,137.69	2,661.11	32.89
MIXED USE	Number of Units	298	8	16	154	101	19
	Exempt AV	3.77	0.25	0.19	1.76	1.43	0.14
	Taxable AV	10.60	0.85	0.52	5.57	3.36	0.31
RENTALS	Number of Units	465	18	46	271	124	6
	Exempt AV	6.71	0.25	0.56	3.55	2.27	0.08
	Taxable AV	39.04	2.29	3.95	19.93	12.51	0.35
ALL	Number of Units	48,483	2,072	3,687	13,303	22,501	6,920
	Exempt AV	777.74	84.16	44.31	205.31	355.75	88.22
	Taxable AV	12,801.27	7,940.43	462.26	1,317.29	2,971.01	110.28

## Appendices

### Distribution of Exemptions by Borough and Property Type Fiscal Year 2020 (\$ Millions)

#### Veterans

		Citywide	Manhattan	Bronx	Brooklyn	Queens	Staten Island
1-3 FAMILY	Number of Units	31,330	132	2,617	6,862	12,756	8,963
	Exempt AV	134.77	0.55	11.29	29.47	54.27	39.19
	Taxable AV	755.09	15.89	63.84	166.65	325.95	182.76
CONDOS	Number of Units	939	484	65	77	219	94
	Exempt AV	15.51	11.63	0.51	0.83	1.94	0.61
	Taxable AV	71.65	61.67	0.97	2.36	5.23	1.41
CO-OPS	Number of Units	9,579	3,506	575	1,385	4,015	98
	Exempt AV	121.89	76.29	3.31	10.50	31.32	0.47
	Taxable AV	17,443.31	13,728.68	406.27	1,064.68	2,215.17	28.51
MIXED USE	Number of Units	166	20	11	76	40	19
	Exempt AV	0.70	0.11	0.04	0.33	0.15	0.06
	Taxable AV	11.79	5.79	0.34	3.80	1.41	0.45
RENTALS	Number of Units	279	25	25	170	50	9
	Exempt AV	1.77	0.20	0.13	1.02	0.34	0.08
	Taxable AV	28.09	5.45	2.51	14.47	4.98	0.68
ALL	Number of Units	42,293	4,167	3,293	8,570	17,080	9,183
	Exempt AV	274.64	88.78	15.28	42.14	88.03	40.41
	Taxable AV	18,309.92	13,817.49	473.93	1,251.95	2,552.74	213.81

Note: A unit receiving more than one type of veterans' exemption is counted once in this table.

**Distribution of Abatements by Borough and Property Type  
Fiscal Year 2020  
(\$ Millions)**

**Class Two Cooperative and Condominium Partial Tax Abatement**

		Citywide	Manhattan	Bronx	Brooklyn	Queens	Staten Island
CONDOS	Number of Units	55,349	39,566	689	5,862	7,800	1,432
	Abatement	150.82	131.07	0.75	9.22	8.65	1.13
COOPS	Number of Units	253,900	123,419	14,494	41,046	73,491	1,450
	Abatement	463.13	332.09	12.51	44.19	73.38	0.97
ALL	Number of Units	309,249	162,985	15,183	46,908	81,291	2,882
	Abatement	613.95	463.16	13.27	53.41	82.02	2.10

## Appendices

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### STATE PROGRAMS

#### Distribution of Exemptions by Borough and Property Type Fiscal Year 2020 (\$ Millions)

##### Limited-Profit/Mitchell-Lama (Residential Only)

		Citywide	Manhattan	Bronx	Brooklyn	Queens	Staten Island
CO-OPS	Number of Units	59,742	15,036	23,267	10,500	10,936	3
	Exempt AV	1,842.23	784.52	442.61	312.16	302.85	0.09
	Taxable AV	0.02	0.00	0.00	0.00	0.02	0.00
RENTALS	Number of Units	29,804	5,416	7,319	14,145	1,934	990
	Exempt AV	913.14	338.88	164.29	340.76	49.65	19.55
	Taxable AV	0.00	0.00	0.00	0.00	0.00	0.00
ALL	Number of Units	89,546	20,452	30,586	24,645	12,870	993
	Exempt AV	2,755.37	1,123.40	606.90	652.92	352.50	19.64
	Taxable AV	0.02	0.00	0.00	0.00	0.02	0.00

**Distribution of Exemptions by Borough and Property Type**  
**Fiscal Year 2020**  
(\$ Millions)

**Housing Development Fund Companies**

		Citywide	Manhattan	Bronx	Brooklyn	Queens	Staten Island
1-3 FAMILY	Number of Units	8	0	2	6	0	0
	Exempt AV	0.20	0.00	0.04	0.16	0.00	0.00
	Taxable AV	0.00	0.00	0.00	0.00	0.00	0.00
CO-OPS	Number of Units	0	0	0	0	0	0
	Exempt AV	0.00	0.00	0.00	0.00	0.00	0.00
	Taxable AV	0.00	0.00	0.00	0.00	0.00	0.00
MIXED USE	Number of Units	2,580	412	842	720	442	164
	Exempt AV	274.39	102.30	73.72	58.12	31.08	9.17
	Taxable AV	0.00	0.00	0.00	0.00	0.00	0.00
RENTALS	Number of Units	13,079	3,021	3,383	5,185	1,082	408
	Exempt AV	398.23	139.84	71.14	140.08	31.99	15.17
	Taxable AV	1.75	0.00	1.75	0.00	0.00	0.00
ALL	Number of Units	15,667	3,433	4,227	5,911	1,524	572
	Exempt AV	672.81	242.15	144.89	198.36	63.07	24.35
	Taxable AV	1.75	0.00	1.75	0.00	0.00	0.00

## Appendices

### Distribution of Exemptions by Borough and Property Type Fiscal Year 2020 (\$ Millions)

#### Urban Development Action Area Projects

		Citywide	Manhattan	Bronx	Brooklyn	Queens	Staten Island
1-3 FAMILY	Number of Units	5,660	371	1,068	3,029	1,178	14
	Exempt AV	71.13	5.86	9.09	36.65	19.39	0.15
	Taxable AV	96.89	12.94	19.34	51.97	12.56	0.08
CONDOS	Number of Units	601	195	8	144	254	0
	Exempt AV	18.76	2.46	0.18	6.42	9.70	0.00
	Taxable AV	16.34	11.29	0.08	2.07	2.91	0.00
CO-OPS	Number of Units	17	0	0	17	0	0
	Exempt AV	0.41	0.00	0.00	0.41	0.00	0.00
	Taxable AV	0.16	0.00	0.00	0.16	0.00	0.00
RENTALS	Number of Units	958	444	139	234	141	0
	Exempt AV	32.30	11.12	0.92	1.17	19.09	0.00
	Taxable AV	10.78	6.28	1.20	2.23	1.07	0.00
MIXED USE	Number of Units	637	30	29	304	274	0
	Exempt AV	3.56	0.38	0.18	2.30	0.70	0.00
	Taxable AV	5.98	1.60	0.51	3.42	0.45	0.00
ALL	Number of Units	7,873	1,040	1,244	3,728	1,847	14
	Exempt AV	126.17	19.82	10.37	46.95	48.87	0.15
	Taxable AV	130.14	32.11	21.13	59.83	16.98	0.08

**Distribution of Exemptions by Borough and Property Type**  
**Fiscal Year 2020**  
(\$ Millions)

**Other Residential**

		Citywide	Manhattan	Bronx	Brooklyn	Queens	Staten Island
1-3 FAMILY	Number of Units	6	0	3	3	0	0
	Exempt AV	0.11	0.00	0.02	0.09	0.00	0.00
	Taxable AV	0.00	0.00	0.00	0.00	0.00	0.00
CO-OPS	Number of Units	11,395	4,628	1,486	2,875	2,406	0
	Exempt AV	498.92	306.95	26.57	77.57	87.84	0.00
	Taxable AV	0.00	0.00	0.00	0.00	0.00	0.00
RENTALS	Number of Units	18,350	4,566	7,038	4,545	2,097	104
	Exempt AV	677.57	310.10	165.21	138.92	60.75	2.58
	Taxable AV	0.00	0.00	0.00	0.00	0.00	0.00
MIXED USE	Number of Units	199	61	0	137	1	0
	Exempt AV	54.91	11.19	8.55	25.72	9.45	0.00
	Taxable AV	0.00	0.00	0.00	0.00	0.00	0.00
ALL	Number of Units	29,950	9,255	8,527	7,560	4,504	104
	Exempt AV	1,231.51	628.25	200.35	242.29	158.04	2.58
	Taxable AV	0.00	0.00	0.00	0.00	0.00	0.00

Note: This table includes Limited-Dividend Housing Companies, Redevelopment Companies and Miscellaneous State-Assisted Housing programs.

## Appendices

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### PUBLIC AGENCIES

#### Distribution of Exemptions by Borough and Property Type

Fiscal Year 2020

(\$ Millions)

#### NYC Housing Authority (Residential Only)

		Citywide	Manhattan	Bronx	Brooklyn	Queens	Staten Island
1-3 FAMILY	Number of Units	309	0	22	147	140	0
	Exempt AV	6.30	0.00	0.28	3.22	2.81	0.00
	Taxable AV	0.00	0.00	0.00	0.00	0.00	0.00
CO-OPS	Number of Units	921	181	224	300	216	0
	Exempt AV	30.52	13.58	4.85	7.15	4.95	0.00
	Taxable AV	0.00	0.00	0.00	0.00	0.00	0.00
RENTALS	Number of Units	195,599	55,316	60,075	60,175	15,527	4,506
	Exempt AV	5,157.43	2,450.27	876.27	1,356.06	391.17	83.66
	Taxable AV	0.03	0.00	0.00	0.03	0.00	0.00
ALL	Number of Units	196,829	55,497	60,321	60,622	15,883	4,506
	Exempt AV	5,194.26	2,463.85	881.39	1,366.43	398.92	83.66
	Taxable AV	0.03	0.00	0.00	0.03	0.00	0.00

**Distribution of Exemptions by Borough and Property Type**  
**Fiscal Year 2020**  
(\$ Millions)

**Urban Development Corporation**

		Citywide	Manhattan	Bronx	Brooklyn	Queens	Staten Island
1-3 FAMILY	Number of Units	4	0	0	4	0	0
	Exempt AV	0.04	0.00	0.00	0.04	0.00	0.00
	Taxable AV	0.00	0.00	0.00	0.00	0.00	0.00
CONDOS	Number of Units	753	569	0	0	184	0
	Exempt AV	72.43	57.46	0.00	0.00	14.97	0.00
	Taxable AV	0.00	0.00	0.00	0.00	0.00	0.00
COOPS	Number of Units	9,392	8,856	0	0	536	0
	Exempt AV	538.54	505.42	0.00	0.00	33.12	0.00
	Taxable AV	0.00	0.00	0.00	0.00	0.00	0.00
MIXED USE	Number of Units	124	117	1	3	3	0
	Exempt AV	1,413.30	831.25	12.24	566.20	3.60	0.00
	Taxable AV	0.07	0.07	0.00	0.00	0.00	0.00
RENTALS	Number of Units	7,123	2,664	0	304	4,155	0
	Exempt AV	712.44	232.45	0.00	22.76	457.23	0.00
	Taxable AV	0.00	0.00	0.00	0.00	0.00	0.00
ALL	Number of Units	17,396	12,206	1	311	4,878	0
	Exempt AV	2,736.75	1,626.59	12.24	589.00	508.92	0.00
	Taxable AV	0.07	0.07	0.00	0.00	0.00	0.00

## Appendices

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### Distribution of Exemptions by Borough and Property Type Fiscal Year 2020 (\$ Millions)

#### Battery Park City Authority

		Citywide	Manhattan	Bronx	Brooklyn	Queens	Staten Island
CONDOS	Number of Units	3,748	3,748	0	0	0	0
	Exempt AV	588.66	588.66	0.00	0.00	0.00	0.00
	Taxable AV	0.00	0.00	0.00	0.00	0.00	0.00
MIXED USE	Number of Units	140	140	0	0	0	0
	Exempt AV	1,484.64	1,484.64	0.00	0.00	0.00	0.00
	Taxable AV	0.00	0.00	0.00	0.00	0.00	0.00
RENTALS	Number of Units	3,874	3,874	0	0	0	0
	Exempt AV	467.96	467.96	0.00	0.00	0.00	0.00
	Taxable AV	0.00	0.00	0.00	0.00	0.00	0.00
ALL	Number of Units	7,762	7,762	0	0	0	0
	Exempt AV	2,541.26	2,541.26	0.00	0.00	0.00	0.00
	Taxable AV	0.00	0.00	0.00	0.00	0.00	0.00

APPENDIX IV

NYC ECONOMIC DEVELOPMENT PROGRAMS

Please refer to program descriptions elsewhere in this report. Tax expenditures net of PILOTs, where applicable, and are shown in millions. Expenditures denoted as “n/a” are not available.

Program	Tax Expenditure
Air Pollution Control Facilities Deduction.....	n/a
Aviation Fuel Sold to Airlines Sales Tax Exemption.....	\$122
Beer Production Credit for Beer Produced in NYC ( <i>takes effect in 2017</i> ).....	\$0
Biotechnology Credit.....	\$3
Business and Investment Capital Tax Limitation.....	\$346
Business Capital Tax Reduction.....	\$43
Commercial Expansion/Lower Manhattan Revitalization Program	
Conversion of Non-residential Real Property to Residential Use.....	\$30
CRT Garment Center Exemption.....	< \$1
CRT Special Reduction Benefit for Leases.....	\$8
Industrial and Commercial Incentive/Abatement Program (ICIP/ICAP).....	\$840
Lower Manhattan Energy Program (LMEP).....	\$10
Real Property Tax Abatement.....	\$14
Relocation and Employment Assistance Program (REAP).....	\$31
Cooper Union/Chrysler Building.....	\$27
Dramatic or Musical Arts Performance Exemption.....	< \$1
Economic Development Corporation (EDC).....	\$244
Employment Opportunity Relocation Cost Credit/Industrial Business Zone Credit.....	< \$1
Energy Cost Savings Program Credit (ECSP).....	\$21
Industrial Development Agency (IDA).....	\$440
Insurance Corporation Non-taxation.....	\$485
Interior Decorating and Design Services Sales Tax Exemption.....	\$21
International Banking Facility Deduction.....	\$0
Lower Manhattan Commercial Office Space Sales Tax Exemption.....	\$10
Major League Sports Facilities, Madison Square Garden.....	\$43
New York Power Authority.....	\$129
Owner, Lessee or Fiduciary that Holds, Leases or Manages Real Property.....	n/a
Purchase and Sale of Property or Financial Instruments for Taxpayer's Own Account.....	n/a
Real Estate Investment Trusts (REITs).....	< \$1
Real Property Tax Escalation Credit.....	< \$1
Reduced Corporate Tax Rates for Qualified Manufacturers and Other Small Businesses..	\$31
Single Sales Factor.....	\$409
Small Business CRT Credit ( <i>takes effect in 2018</i> ).....	\$0
Small Corporation Exemption from Alternative Taxes.....	n/a
Special Allocation Rule: Regulated Investment Company (RIC) Management Fees.....	\$22
Special Allocation Rules.....	n/a
Teleport Center, Port Authority of NY and NJ.....	\$10
Trust for Cultural Resources of the City of NY, Museum of Modern Art.....	\$15
Urban Development Corporation (commercial only).....	\$149
World Trade Center, Port Authority of NY and NJ.....	\$146
<b>Total</b>	<b>\$3,649</b>

## Appendices

### APPENDIX V

#### PARCELS WITH BENEFITS OF AT LEAST \$5 MILLION TAX CLASSES 3 AND 4 FISCAL YEAR 2020

Boro	Block	Lot	Street Address	TC	Owner*	Program	Gross Tax Expenditure (millions)
1	58	1	185 Greenwich Street 10007	4	The Port Authority of NY & NJ	WTC Port Authority	\$165.2
2	2493	1	1 East 161 Street 10451	4	NYC Dept of Parks and Rec	NYC IDA	\$98.6
1	995	33	1111 Avenue of the Americas 10036	4	One Bryant Park	NYC EDC	\$81.2
4	1787	20	123-01 Roosevelt Avenue 11368	4	Citifield	NYC IDA	\$80.4
1	680	1	360 West Street 10014	4	New York Convention Center	NYS Urban Dev. Corp.	\$68.7
3	1118	1	620 Atlantic Ave 11217	4	Arena Nominee Sub B,	NYS Urban Dev. Corp.	\$58.3
1	702	1301	500 West 33 Street 10001	4	Ery Tenant	NYC IDA	\$56.5
4	72166	2	18-25 20 Avenue 11105	3	Power Authority of NYS	NYS Power Authority	\$51.3
1	781	9001	420 8 Avenue 10001	4	MSG Arena, LLC	MSG	\$42.5
1	995	5	1472 Broadway 10036	4	The City Of New York	NYC EDC	\$38.7
1	702	10	501 West 30 Street 10001	4	Legacy Yards Tenant L	NYC IDA	\$37.6
1	16	260	200 West Street 10282	4	Goldman Sachs Headquarters	Battery Park Authority	\$35.1
1	729	60	391 9 Avenue 10001	4	BOP NE LLC	NYC IDA	\$34.4
1	994	1	1459 Broadway 10036	4	NYC DCAS	NYC EDC	\$30.7
4	72766	19	17-10 Steinway Street 11105	4	Astoria Energy	ICIP	\$28.5
1	84	36	7 World Trade Center 10007	4	The Port Authority of NY & NJ	WTC Port Authority	\$28.3
1	1013	29	592 7 Avenue 10036	4	NYC EDC	NYC EDC	\$27.9
1	1014	33	3 Times Square 10036	4	Economic Development	NYC EDC	\$22.6
1	16	150	250 Vesey Street 10281	4	WFP Tower D Co LP	Battery Park Authority	\$22.5
1	16	125	225 Liberty Street 10280	4	WFP Tower B Co LP	Battery Park Authority	\$22.5
4	72766	15	17-10 Steinway Street 11105	4	Astoria Energy	ICIP	\$22.3
1	16	140	200 Vesey Street 10281	4	American Express Co	Battery Park Authority	\$22.1
1	705	1	380 11 Avenue 10001	4	One Hudson Yards Owners	NYC IDA	\$21.5
1	1297	23	395 Lexington Avenue 10174	4	405 Lexington, LLC	Chrysler Bldg Cooper Union	\$21.3
1	702	1302	500 West 33 Street 10001	4	TW NY Properties LLC	NYC IDA	\$20.1
4	72767	12	3103 20 Avenue 11105	4	Power Authority of NYS	NYS Power Authority	\$18.5
1	16	120	200 Liberty Street 10281	4	Brookfield Properties	Battery Park Authority	\$17.0
4	72757	1	37-20 37 Avenue 11101	4	TC Ravenswood LLC	ICIP	\$12.6
1	962	1202	430 East 29 Street 10016	4	Alexandria Real Estate	NYC EDC	\$12.6
1	962	1201	430 East 29 Street 10016	4	Alexandria Real Estate	NYC EDC	\$10.7
1	1017	1003	1535 Broadway 10036	4	Unavailable Owner	ICAP	\$9.6
4	72766	18	17-10 Steinway Street 11105	4	Astoria Energy	ICIP	\$9.3
4	2080	1001	61-01 Junction Boulevard 11374	4	Rego LI Borrower LLC	ICIP	\$9.2
1	729	9001	450 West 33 Street 10001	4	450 Partners LLC	ICAP	\$9.1
4	420	1001	42-01 28 Street 11101	4	HR Gotham Tower LP	ICIP	\$8.8
3	147	4	351 Jay Street 11201	4	Forest City Jay Street	NYC EDC	\$8.7
1	1016	36	1515 Broadway 10036	4	1515 Broadway Owner LLC	ICAP	\$8.4
1	16	1301	102 North End Avenue 10282	4	Goldman Sachs	Battery Park Authority	\$7.9
2	70356	655	415 Bruckner Boulevard 10454	3	Con Edison Co. of NY	ICIP	\$7.6
1	554	35	51 Astor Place 10003	4	Cooper Union For The	Chrysler Bldg Cooper Union	\$7.5
1	16	225	1 North End Avenue 10282	4	BOP One North End LLC	Battery Park Authority	\$7.4
3	2047	40	115 Myrtle Avenue 11201	4	Forest City Myrtle As	NYC EDC	\$7.3
2	2583	30	900 East 132 Street 10454	4	New York City Industr	NYC IDA	\$7.3
4	72166	111	18-25 20 Avenue 11105	4	Power Authority of NYS	NYS Power Authority	\$7.3

(continued)

## Appendices

<b>Boro</b>	<b>Block</b>	<b>Lot</b>	<b>Street Address</b>	<b>TC</b>	<b>Owner*</b>	<b>Program</b>	<b>Gross Tax Expenditure (millions)</b>
1	1716	8	520 East 117 Street 10035	4	Tiago Holdings, Llc	ICIP	\$7.0
1	702	1308	30 Hudson Yards 10001	4	Hudson Yards North Tower	NYC IDA	\$6.8
4	70000	211	Multiple Locations	3	Long Island Power Authority	NYS Power Authority	\$6.0
2	72736	201	910 East 134 Street 10454	3	Power Authority of NYS	NYS Power Authority	\$5.9
2	72736	202	Harlem River Yard	3	Power Authority of NYS	NYS Power Authority	\$5.9
3	72736	21	730 3 Avenue 11232	3	Power Authority of NYS	NYS Power Authority	\$5.9
4	72736	11	42-30 Vernon Boulevard 11101	3	Power Authority of NYS	NYS Power Authority	\$5.9
1	1013	9012	234 West 42 Street 10036	4	Sunstone 42nd Street	NYC EDC	\$5.8
2	70356	650	415 Bruckner Boulevard 10454	4	Con Edison Co. of NY	ICIP	\$5.7
2	2357	35	610 Gateway Center Blvd. 10451	4	BTM Development Partners	NYC EDC	\$5.7
1	1013	12	234 West 42 Street 10036	4	NYC EDC	NYC EDC	\$5.3
2	5141	6	200 Baychester Avenue 10475	4	Mall 1 - Bay Plaza, L	ICAP	\$5.2
1	16	9002	2 West Street 10004	4	Urban Commons 2 West	Battery Park Authority	\$5.1
4	72767	11	31-03 20 Avenue 11105	3	Power Authority of NYS	NYS Power Authority	\$5.1
1	1262	1798	50 West 47 Street 10036	4	55W46 Condo Owner LLC	NYC IDA	\$5.0
3	149	1003	445 Gold Street 11201	4	Washington Square Partners	NYC EDC	\$5.0

\*Owner shown is per Department of Finance's public records. The owner may or may not be the beneficiary of the tax expenditure.

## INDEX OF TAX EXPENDITURE PROGRAMS

Key to Tax Abbreviations:

BCT	Banking Corporation Tax	CRT	Commercial Rent Tax
COR	Business Corporation Tax	GCT	General Corporation Tax
MRT	Mortgage Recording Tax	PIT	Personal Income Tax
RPT	Real Property Tax	RPTT	Real Property Transfer Tax
STX	Sales and Use Tax	UBT	Unincorporated Business Tax
UTX	Utility Tax		

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