

---

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

---

**STATISTICAL PROFILES OF THE  
NEW YORK CITY  
COMMERCIAL RENT TAX**

**PRELIMINARY REPORT**

**TAX YEAR 2023**

---

**ERIC ADAMS, MAYOR**

**PRESTON NIBLACK, COMMISSIONER**

---



---

**STATISTICAL PROFILES OF THE  
NEW YORK CITY  
COMMERCIAL RENT TAX**

**PRELIMINARY REPORT**

**TAX YEAR 2023**

---



**ERIC ADAMS  
MAYOR**

**PRESTON NIBLACK  
COMMISSIONER**

**REPORT PREPARED BY THE  
DIVISION OF TAX POLICY & DATA ANALYTICS  
AUGUST 2023**



## Table of Contents

<b>Introduction .....</b>	<b>1</b>
---------------------------	----------

### **Taxpayer Distribution Tables**

Table 1: Distribution of Taxpayers by Liability .....	3
Table 2: Distribution of Taxpayers by Base Rent.....	4
Table 3: Distribution of Taxpayers by Base Rent for Taxpayers with Two or More Premises .....	5
Table 4: Distribution of Taxpayers by Industry .....	6
Table 5: Distribution of Taxpayers by Industry and Base Rent .....	7
Table 6: Distribution of Taxpayers by Zip Code for Taxpayers with One Premises .....	8
Table 7: Distribution of Taxpayers by Number of Premises per Taxpayer.....	10
Table 8: Distribution of Taxpayers and Premises by Industry and Number of Premises per Taxpayer .....	11

### **Premises Distribution Tables**

Table 9: Distribution of Premises by Base Rent .....	12
Table 10: Distribution of Premises by Base Rent for Taxpayers with One Premises.....	13
Table 11: Distribution of Premises by Base Rent for Taxpayers with Two or More Premises .....	14
Table 12: Distribution of Premises by Industry .....	15
Table 13: Distribution of Premises by Industry and Base Rent.....	16
Table 14: Distribution of Premises by Zip Code .....	17
Table 15: Distribution of Premises by Zip Code and Base Rent for Zip Codes with at Least Ten Premises and Ten Taxpayers Within Each Zip/Base Rent Combination.....	19
Table 16: Distribution of Premises by Zip Code and Base Rent for Taxpayers with Two or More Premises for Zip Codes with at Least Ten Premises and Ten Taxpayers Within Each Zip/Base Rent Combination.....	21
Table 17: Distribution of Premises by Industry and Zip Code for Zip Codes with at Least Ten Premises and Ten Taxpayers Within Each Zip/Industry Combination.....	22
Table 18: Distribution of Premises by Industry and Zip Code for Taxpayers with Two or More Premises for Zip Codes with at Least Ten Premises and Ten Taxpayers Within Each Zip/Industry Combination.....	24

### **Small Business Tax Credit Distribution Tables**

Table 19: Distribution of Taxpayers by Industry for Taxpayers with a Small Business Credit Including all Premises .....	25
Table 20: Distribution of Taxpayers and Premises by Industry for Taxpayers with a Small Business Tax Credit Including Only Premises with a Small Business Tax Credit .....	26
Table 21: Distribution of Premises by Base Rent for Premises with a Small Business Tax Credit .....	27
Table 22: Distribution of Premises by Zip Code for Premises with a Small Business Tax Credit .....	28

**Historical Information**

Figure 1: Taxpayer and Premises Liability, TY 2009 - TY 2023 ..... 29

Figure 2: Annual Growth of CRT Liability Compared to Manhattan Commercial  
Market Value, TY 2009 - TY 2023 ..... 30

**Appendices**

Appendix A: Methodology..... 31

Appendix B: Glossary of Industry Sectors..... 32

## **Introduction**

This report provides data on Commercial Rent Tax (CRT) liability at the taxpayer and premises level. The data sources for this report are taxpayers' CRT tax year 2023 (June 1, 2022 – May 31, 2023) returns and CRT collections data from Department of Finance records.

### **Applicability**

The CRT is imposed on the rent paid by tenants who occupy or use real property for commercial purposes in Manhattan south of 96<sup>th</sup> Street.

Certain tenants are not subject to CRT liability or have reduced liability. These include:

- Tenants with annual rents below \$250,000
- Tenants with annual rents below \$500,000 and total income of \$5 million or less
- Tenants with rental periods of no more than 14 days in a tax year
- Tenants that are governmental or non-profit organizations
- Tenants that use the premises for certain theatrical productions
- Tenants located in the “World Trade Center Area”
- Tenants occupying retail space in Lower Manhattan
- Tenants eligible for the Commercial Revitalization Program

### **Tax Rate and Liability**

The statutory rate is 6.0 percent of base rent (gross rent less certain statutory deductions), but the effective tax rate is 3.9 percent because only 65 percent of base rent is subject to tax. A sliding scale tax credit applies to taxpayers whose base rent is between \$250,000 and \$300,000. 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 \$5 million or less.

### **2023 Summary**

CRT liability totaled \$896 million in TY 2023, an increase of 3 percent from TY 2022. There were 7,540 taxpayers with 11,077 premises. Of the 7,540 taxpayers, 6,482, or 86 percent, had only one premises; their liability was \$436 million, or 49 percent of total liability. The remaining 14 percent of taxpayers accounted for 4,595 premises (41 percent of total premises) and \$461 million of liability (51 percent of total).

Fewer than 5 percent of taxpayers accounted for 55 percent of total liability. The median taxpayer liability after credits was \$30,682. Two industry sectors, Services and Finance & Insurance, generated 59 percent of total liability.

The small business tax credit was received by 1,356 taxpayers, representing 1,402 premises. The credit totaled \$15 million.

## History

The Commercial Rent Tax was authorized by Chapter 257 of the Laws of 1963 and enacted by Title 11, Chapter 7 of the NYC Administrative Code. The CRT allowed the City to tap into the growth of property values that it was not otherwise able to capture due to New York State constitutional constraints on the Real Property Tax levy. The lack of a Personal Income Tax at the time limited the City's ability to raise revenues from other sources.<sup>1</sup> The CRT imposed a tax of 5 percent on annualized base rents of \$2,500 and over. In 1970, a graduated rate schedule was adopted, with rates ranging from 2.5 percent to 7.5 percent depending on the annual rent.<sup>2</sup>

The City has been mitigating the impact of the CRT on commercial enterprises since 1977. That year, it started a four-year program to reduce tax rates. The base rent exemption threshold was raised to \$5,000 in 1981, and then was gradually increased further until reaching \$250,000 on June 1, 2001. A sliding scale tax credit was added for businesses whose base rents were just above the exemption threshold, effective September 1, 1995, and increased to the current \$300,000 effective June 1, 2001. The current base rent reduction of 35 percent took effect September 1, 1998, lowering the effective tax rate to 3.9 percent.

The impact of the CRT has been further limited by gradually narrowing the tax base based on geography. The CRT was eliminated for properties in Manhattan north of 96<sup>th</sup> Street and the other boroughs on September 1, 1995. Tenants in the "World Trade Center Area" were exempted effective August 30, 2005, and tenants eligible for Commercial Revitalization Program abatements were exempted starting on December 1, 2005.

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.<sup>3</sup>

## Reporting

Local Law 255 of 2017 added a new section 11-719 to Chapter 7 of Title 11 of the Administrative Code of the City of New York to require the Department of Finance to issue an annual report on the Commercial Rent Tax.

---

<sup>1</sup> Rubin, Marilyn Marks. *A Guide to New York City Taxes: History, Issues and Concerns*. Peter J. Solomon Family Foundation, December 2010.

<sup>2</sup> The following publication is the source of historical information unless specified otherwise:  
NYC Office of Management and Budget. *Tax Revenue Forecasting Documentation: Tax Policy, Revenue Forecasting & Economic Analysis Task Force*, June 2022. <https://www1.nyc.gov/site/omb/publications/budget-reports.page?report=Tax%20Revenue%20Fore>

<sup>3</sup> §11-704.4 of the NYC Administrative Code; enacted into law by NYC Local Laws 254 and 256 of 2017 and Local Law 121 of 2018.



**COMMERCIAL RENT TAX  
TAX YEAR 2023**

**Table 1 (Preliminary)  
DISTRIBUTION OF TAXPAYERS BY LIABILITY**

<b>Liability Range</b>	<b>Taxpayers</b>	<b>% of Total</b>	<b>Liability (000)</b>	<b>% of Total</b>	<b>Median Taxpayer Liability</b>
<b>\$0<sup>1</sup></b>	887	11.8 %	\$0	0.0 %	\$0
<b>\$0.01 - \$19,999</b>	1,710	22.7	19,932	2.2	13,058
<b>\$20,000 - \$49,999</b>	2,364	31.4	75,558	8.4	30,794
<b>\$50,000 - \$99,999</b>	1,124	14.9	79,140	8.8	68,484
<b>\$100,000 - \$249,999</b>	793	10.5	122,342	13.7	144,637
<b>\$250,000 - \$499,999</b>	311	4.1	109,599	12.2	346,539
<b>\$500,000 - \$999,999</b>	202	2.7	141,799	15.8	683,564
<b>\$1,000,000 - \$1,999,999</b>	91	1.2	125,245	14.0	1,304,026
<b>\$2,000,000 - \$3,999,999</b>	41	0.5	109,271	12.2	2,634,667
<b>\$4,000,000 and Over</b>	17	0.2	113,217	12.6	5,909,323
<b>TOTAL</b>	<b>7,540</b>	<b>100.0 %</b>	<b>\$896,103</b>	<b>100.0 %</b>	<b>\$30,682</b>

1. Taxpayers with \$0 liability owe tax before credits but have no liability after credits are applied.

**COMMERCIAL RENT TAX  
TAX YEAR 2023**

**Table 2 (Preliminary)  
DISTRIBUTION OF TAXPAYERS BY BASE RENT**

<b>Taxpayer Base Rent<sup>1</sup></b>	<b>Taxpayers</b>	<b>% of Total</b>	<b>Liability (000)</b>	<b>% of Total</b>	<b>Median Taxpayer Liability</b>
<b>Less than \$250,000<sup>2</sup></b>	125	1.7 %	\$665	0.1 %	\$5,617
<b>\$250,000 - \$274,999</b>	248	3.3	461	0.1	66
<b>\$275,000 - \$299,999</b>	265	3.5	1,164	0.1	2,981
<b>\$300,000 - \$349,999</b>	503	6.7	3,256	0.4	6,533
<b>\$350,000 - \$399,999</b>	464	6.2	3,598	0.4	10,720
<b>\$400,000 - \$449,999</b>	409	5.4	4,244	0.5	15,889
<b>\$450,000 - \$499,999</b>	385	5.1	4,179	0.5	17,688
<b>\$500,000 - \$549,999</b>	305	4.0	5,025	0.6	19,890
<b>\$550,000 - \$599,999</b>	275	3.6	6,069	0.7	22,387
<b>\$600,000 - \$699,999</b>	442	5.9	10,924	1.2	25,176
<b>\$700,000 - \$799,999</b>	372	4.9	10,690	1.2	29,088
<b>\$800,000 - \$899,999</b>	346	4.6	11,268	1.3	32,939
<b>\$900,000 - \$999,999</b>	271	3.6	9,940	1.1	36,765
<b>\$1,000,000 - \$1,499,999</b>	826	11.0	38,908	4.3	46,398
<b>\$1,500,000 - \$1,999,999</b>	501	6.6	33,661	3.8	66,901
<b>\$2,000,000 - \$2,999,999</b>	526	7.0	49,973	5.6	93,240
<b>\$3,000,000 - \$3,999,999</b>	278	3.7	37,151	4.1	133,279
<b>\$4,000,000 - \$4,999,999</b>	174	2.3	30,128	3.4	171,571
<b>\$5,000,000 - \$9,999,999</b>	375	5.0	102,118	11.4	261,208
<b>\$10,000,000 and Over</b>	450	6.0	532,682	59.4	732,494
<b>TOTAL</b>	<b>7,540</b>	<b>100.0 %</b>	<b>\$896,103</b>	<b>100.0 %</b>	<b>\$30,682</b>

1. Base rent is the total base rent for all premises leased by a taxpayer.

2. The premises in this range are partial-year filers with annualized base rents greater than \$250,000, or filers who received certain deductions.

**COMMERCIAL RENT TAX  
TAX YEAR 2023**

**Table 3 (Preliminary)  
DISTRIBUTION OF TAXPAYERS BY BASE RENT  
FOR TAXPAYERS WITH TWO OR MORE PREMISES**

<b>Taxpayer Base Rent<sup>1</sup></b>	<b>Taxpayers</b>	<b>% of Total</b>	<b>Premises</b>	<b>% of Total</b>	<b>Taxpayer Liability (000)</b>	<b>% of Total</b>	<b>Median Taxpayer Liability</b>
<b>Less than \$400,000</b>	17	1.6 %	35	0.8 %	\$163	0.0 %	\$10,239
<b>\$400,000 - \$499,999</b>	14	1.3	30	0.7	235	0.1	17,260
<b>\$500,000 - \$599,999</b>	17	1.6	36	0.8	258	0.1	19,822
<b>\$600,000 - \$699,999</b>	29	2.7	58	1.3	492	0.1	18,608
<b>\$700,000 - \$799,999</b>	27	2.6	55	1.2	636	0.1	28,489
<b>\$800,000 - \$999,999</b>	59	5.6	125	2.7	1,839	0.4	33,622
<b>\$1,000,000 - \$1,499,999</b>	128	12.1	297	6.5	5,888	1.3	45,968
<b>\$1,500,000 - \$1,999,999</b>	94	8.9	251	5.5	6,156	1.3	66,235
<b>\$2,000,000 - \$3,999,999</b>	209	19.8	672	14.6	23,047	5.0	108,996
<b>\$4,000,000 and Over</b>	464	43.9	3,036	66.1	421,838	91.6	475,689
<b>TOTAL</b>	<b>1,058</b>	<b>100.0 %</b>	<b>4,595</b>	<b>100.0 %</b>	<b>\$460,551</b>	<b>100.0 %</b>	<b>\$120,086</b>

1. Base rent is the total base rent for all premises leased by a taxpayer.

**COMMERCIAL RENT TAX  
TAX YEAR 2023**

**Table 4 (Preliminary)  
DISTRIBUTION OF TAXPAYERS BY INDUSTRY**

<b>Industry</b>	<b>Taxpayers</b>	<b>% of Total</b>	<b>Liability (000)</b>	<b>% of Total</b>	<b>Median Taxpayer Liability</b>
<b>FINANCE &amp; INSURANCE</b>	<b>1,515</b>	<b>20.1 %</b>	<b>\$232,813</b>	<b>26.0 %</b>	<b>\$38,800</b>
Commercial Banking	141	1.9	67,518	7.5	72,314
Other Credit Intermediation & Related Activities	61	0.8	6,769	0.8	35,336
Funds and Trusts	44	0.6	2,771	0.3	28,925
Insurance	141	1.9	17,359	1.9	45,282
Securities/Commodities	1,128	15.0	138,396	15.4	36,571
<b>REAL ESTATE</b>	<b>287</b>	<b>3.8</b>	<b>36,946</b>	<b>4.1</b>	<b>34,273</b>
<b>SERVICES</b>	<b>3,474</b>	<b>46.1</b>	<b>300,318</b>	<b>33.5</b>	<b>26,868</b>
Legal Services	538	7.1	94,428	10.5	40,053
Accounting	82	1.1	18,336	2.0	31,448
Holding Companies	51	0.7	2,966	0.3	28,004
Prof./Tech./Managerial	1,082	14.4	101,463	11.3	30,629
Accommodations	20	0.3	1,951	0.2	38,630
Amusement	94	1.2	7,461	0.8	45,409
Food Services	794	10.5	24,172	2.7	15,889
Performing Arts/Museums	107	1.4	11,629	1.3	40,576
Administrative Support	157	2.1	11,483	1.3	32,894
Education	64	0.8	4,625	0.5	33,585
Health Care	150	2.0	6,489	0.7	15,432
Personal Services	284	3.8	9,124	1.0	19,551
Rental/Leasing	26	0.3	2,060	0.2	35,690
Miscellaneous Other	25	0.3	4,130	0.5	46,643
<b>INFORMATION</b>	<b>439</b>	<b>5.8</b>	<b>100,515</b>	<b>11.2</b>	<b>51,047</b>
Broadcasting/Telecom	99	1.3	31,165	3.5	84,519
Information Services/Data	157	2.1	37,862	4.2	42,138
Movies/Video/Sound	77	1.0	13,606	1.5	50,825
Publishing	106	1.4	17,882	2.0	50,761
<b>TRADE</b>	<b>1,316</b>	<b>17.5</b>	<b>176,579</b>	<b>19.7</b>	<b>30,307</b>
Durable Wholesale	252	3.3	15,531	1.7	20,831
Non-Durable Wholesale	291	3.9	24,280	2.7	30,901
Retail	773	10.3	136,768	15.3	33,849
<b>MANUFACTURING</b>	<b>271</b>	<b>3.6</b>	<b>35,658</b>	<b>4.0</b>	<b>34,727</b>
Textiles/Apparel/Leather	100	1.3	6,638	0.7	34,795
Food/Beverage	17	0.2	1,959	0.2	71,167
Printing	15	0.2	397	0.0	30,164
Other Manufacturing	139	1.8	26,664	3.0	37,001
<b>OTHER</b>	<b>238</b>	<b>3.2</b>	<b>13,275</b>	<b>1.5</b>	<b>21,980</b>
Construction	66	0.9	2,556	0.3	21,129
Transportation	44	0.6	4,528	0.5	25,380
Other/Not Available	128	1.7	6,191	0.7	20,902
<b>TOTAL</b>	<b>7,540</b>	<b>100.0 %</b>	<b>\$896,103</b>	<b>100.0 %</b>	<b>\$30,682</b>

**COMMERCIAL RENT TAX  
TAX YEAR 2023**

**Table 5 (Preliminary)  
DISTRIBUTION OF TAXPAYERS BY INDUSTRY AND BASE RENT**

Industry	Taxpayer Base Rent <sup>1</sup>							
	Less than \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$699,999	
	Taxpayers	Liability (000)	Taxpayers	Liability (000)	Taxpayers	Liability (000)	Taxpayers	Liability (000)
Finance & Insurance	246	\$1,683	123	\$1,599	102	\$2,033	91	\$2,306
Real Estate	45	205	33	365	20	363	18	446
Services	839	4,179	421	3,987	292	5,486	202	5,055
Information	63	553	35	512	29	562	24	596
Trade	297	1,548	130	1,276	89	1,656	77	1,819
Manufacturing	46	394	22	284	21	439	17	393
Other	69	581	30	399	27	554	13	310
<b>TOTAL</b>	<b>1,605</b>	<b>\$9,143</b>	<b>794</b>	<b>\$8,423</b>	<b>580</b>	<b>\$11,094</b>	<b>442</b>	<b>\$10,924</b>

Industry	Taxpayer Base Rent <sup>1</sup>							
	\$700,000 - \$799,999		\$800,000 - \$999,999		\$1,000,000 - \$1,499,999		\$1,500,000 - \$1,999,999	
	Taxpayers	Liability (000)	Taxpayers	Liability (000)	Taxpayers	Liability (000)	Taxpayers	Liability (000)
Finance & Insurance	69	\$2,016	126	\$4,395	175	\$8,218	111	\$7,505
Real Estate	18	522	24	829	32	1,585	22	1,446
Services	180	5,132	288	9,937	359	16,884	210	14,002
Information	*	*	*	*	47	2,206	38	2,640
Trade	70	2,002	105	3,487	161	7,541	83	5,580
Manufacturing	15	434	25	863	34	1,637	24	1,610
Other	*	*	*	*	18	838	13	878
<b>TOTAL</b>	<b>372</b>	<b>\$10,690</b>	<b>617</b>	<b>\$21,208</b>	<b>826</b>	<b>\$38,908</b>	<b>501</b>	<b>\$33,661</b>

Industry	Taxpayer Base Rent <sup>1</sup>			
	\$2,000,000 and Over		Total	
	Taxpayers	Liability (000)	Taxpayers	Liability (000)
Finance & Insurance	472	\$203,058	1,515	\$232,813
Real Estate	75	31,185	287	36,946
Services	683	235,656	3,474	300,318
Information	171	92,388	439	100,515
Trade	304	151,670	1,316	176,579
Manufacturing	67	29,604	271	35,658
Other	31	8,491	238	13,275
<b>TOTAL</b>	<b>1,803</b>	<b>\$752,052</b>	<b>7,540</b>	<b>\$896,103</b>

1. Base rent is the total base rent for all premises leased by a taxpayer.  
\*Values cannot be revealed due to confidentiality restrictions.

**COMMERCIAL RENT TAX  
TAX YEAR 2023**

**Table 6 (Preliminary)  
DISTRIBUTION OF TAXPAYERS BY ZIP CODE  
FOR TAXPAYERS WITH ONE PREMISES**

<b>Zip Code</b>	<b>Premises</b>	<b>% of Total</b>	<b>Liability (000)</b>	<b>% of Total</b>	<b>Median Taxpayer Liability</b>
10001	408	6.3 %	\$23,783	5.5 %	\$25,162
10002	40	0.6	1,417	0.3	17,863
10003	175	2.7	7,036	1.6	23,176
10004	120	1.9	5,414	1.2	24,214
10005	136	2.1	6,814	1.6	26,073
10006	74	1.1	2,456	0.6	18,879
10007	53	0.8	1,981	0.5	22,982
10010	219	3.4	12,260	2.8	23,118
10011	189	2.9	8,193	1.9	23,786
10012	200	3.1	7,192	1.7	16,622
10013	192	3.0	7,817	1.8	22,507
10014	141	2.2	9,183	2.1	24,060
10016	379	5.8	15,168	3.5	22,303
10017	594	9.2	38,103	8.7	26,671
10018	472	7.3	26,484	6.1	23,814
10019	520	8.0	55,752	12.8	35,145
10020	102	1.6	17,463	4.0	47,409
10021	77	1.2	4,070	0.9	23,400
10022	717	11.1	44,073	10.1	29,131
10023	58	0.9	2,022	0.5	21,891
10024	42	0.6	1,821	0.4	14,649
10025	14	0.2	350	0.1	9,279
10028	56	0.9	735	0.2	2,803
10036	434	6.7	46,184	10.6	35,241
10038	76	1.2	3,650	0.8	24,756
10065	87	1.3	2,183	0.5	19,500
10075	46	0.7	842	0.2	6,970
10104	17	0.3	3,404	0.8	86,087
10105	20	0.3	4,921	1.1	97,412
10106	21	0.3	1,556	0.4	36,774
10110	20	0.3	\$825	0.2	15,057
10111	15	0.2	1,899	0.4	55,631
10118	43	0.7	4,763	1.1	33,082
10119	45	0.7	2,084	0.5	27,486
10128	33	0.5	851	0.2	17,579

(continued)

**COMMERCIAL RENT TAX  
TAX YEAR 2023**

**Table 6 (Preliminary) (continued)**  
**DISTRIBUTION OF TAXPAYERS BY ZIP CODE**  
**FOR TAXPAYERS WITH ONE PREMISES**

<b>Zip Code</b>	<b>Premises</b>	<b>% of Total</b>	<b>Liability (000)</b>	<b>% of Total</b>	<b>Median Taxpayer Liability</b>
10151	16	0.2 %	\$716	0.2 %	\$31,146
10152	22	0.3	2,215	0.5	71,374
10153	25	0.4	3,032	0.7	39,843
10155	20	0.3	443	0.1	20,566
10158	15	0.2	1,016	0.2	45,799
10165	36	0.6	1,332	0.3	28,571
10166	17	0.3	5,270	1.2	141,934
10167	10	0.2	1,873	0.4	82,734
10169	18	0.3	1,416	0.3	39,235
10170	20	0.3	740	0.2	24,605
10171	16	0.2	1,041	0.2	50,664
10172	10	0.2	1,680	0.4	100,936
10174	16	0.2	662	0.2	28,475
10175	21	0.3	504	0.1	20,838
10176	12	0.2	522	0.1	40,966
10271	10	0.2	646	0.1	64,856
10279	11	0.2	476	0.1	39,406
10281	37	0.6	7,413	1.7	88,082
Other/Not Available	315	4.9	31,810	7.3	31,924
<b>TOTAL</b>	<b>6,482</b>	<b>100.0 %</b>	<b>\$435,552</b>	<b>100.0 %</b>	<b>\$26,269</b>

**COMMERCIAL RENT TAX  
TAX YEAR 2023**

**Table 7 (Preliminary)  
DISTRIBUTION OF TAXPAYERS BY NUMBER OF PREMISES PER TAXPAYER**

<b>Number of Premises per Taxpayer</b>	<b>Taxpayers</b>	<b>% of Total</b>	<b>Liability (000)</b>	<b>% of Total</b>	<b>Median Taxpayer Liability</b>
<b>1</b>	6,482	86.0 %	\$435,552	48.6 %	\$26,269
<b>2</b>	600	8.0	123,152	13.7	73,109
<b>3</b>	183	2.4	78,394	8.7	152,698
<b>4</b>	74	1.0	27,467	3.1	164,471
<b>5</b>	45	0.6	21,608	2.4	220,637
<b>6</b>	32	0.4	32,948	3.7	300,033
<b>7</b>	25	0.3	16,040	1.8	492,177
<b>8</b>	17	0.2	10,457	1.2	294,866
<b>9</b>	15	0.2	12,029	1.3	379,817
<b>10 - 13</b>	26	0.3	38,128	4.3	721,586
<b>14 - 20</b>	15	0.2	30,824	3.4	1,101,322
<b>21+</b>	26	0.3	69,503	7.8	1,035,682
<b>TOTAL</b>	<b>7,540</b>	<b>100.0 %</b>	<b>\$896,103</b>	<b>100.0 %</b>	<b>\$30,682</b>



**COMMERCIAL RENT TAX  
TAX YEAR 2023**

**Table 8 (Preliminary)  
DISTRIBUTION OF TAXPAYERS AND PREMISES  
BY INDUSTRY AND NUMBER OF PREMISES PER TAXPAYER**

Industry	One Premises per Taxpayer							
	Taxpayers	% of Total	Premises	% of Total	Taxpayer Liability (000)	% of Total	Median Taxpayer Liability	Median Premises Liability
Finance and Insurance	1,336	20.6 %	1,336	20.6 %	\$116,035	26.6 %	\$34,483	\$34,483
Real Estate	252	3.9	252	3.9	23,807	5.5	29,672	29,672
Services	3,155	48.7	3,155	48.7	200,372	46.0	24,336	24,336
Information	334	5.2	334	5.2	35,229	8.1	33,911	33,911
Trade	966	14.9	966	14.9	39,287	9.0	22,215	22,215
Manufacturing	221	3.4	221	3.4	13,264	3.0	29,054	29,054
Other	218	3.4	218	3.4	7,559	1.7	20,821	20,821
<b>TOTAL</b>	<b>6,482</b>	<b>100.0 %</b>	<b>6,482</b>	<b>100.0 %</b>	<b>\$435,552</b>	<b>100.0 %</b>	<b>\$26,269</b>	<b>\$26,269</b>

Industry	Two or More Premises per Taxpayer							
	Taxpayers	% of Total	Premises	% of Total	Taxpayer Liability (000)	% of Total	Median Taxpayer Liability	Median Premises Liability
Finance and Insurance	179	16.9 %	904	19.7 %	\$116,778	25.4 %	\$185,359	\$58,686
Real Estate	35	3.3	165	3.6	13,139	2.9	144,621	43,927
Services	319	30.2	1,259	27.4	99,946	21.7	98,031	21,921
Information	105	9.9	512	11.1	65,286	14.2	189,908	33,600
Trade	350	33.1	1,455	31.7	137,293	29.8	115,058	36,855
Manufacturing	50	4.7	199	4.3	22,394	4.9	118,468	26,082
Other	20	1.9	101	2.2	5,715	1.2	115,305	21,917
<b>TOTAL</b>	<b>1,058</b>	<b>100.0 %</b>	<b>4,595</b>	<b>100.0 %</b>	<b>\$460,551</b>	<b>100.0 %</b>	<b>\$120,086</b>	<b>\$33,075</b>

Industry	All Taxpayers							
	Taxpayers	% of Total	Premises	% of Total	Taxpayer Liability (000)	% of Total	Median Taxpayer Liability	Median Premises Liability
Finance and Insurance	1,515	20.1 %	2,240	20.2 %	\$232,813	26.0 %	\$38,800	\$41,779
Real Estate	287	3.8	417	3.8	36,946	4.1	34,273	34,958
Services	3,474	46.1	4,414	39.8	300,318	33.5	26,868	23,499
Information	439	5.8	846	7.6	100,515	11.2	51,047	33,840
Trade	1,316	17.5	2,421	21.9	176,579	19.7	30,307	29,483
Manufacturing	271	3.6	420	3.8	35,658	4.0	34,727	27,847
Other	238	3.2	319	2.9	13,275	1.5	21,980	20,841
<b>TOTAL</b>	<b>7,540</b>	<b>100.0 %</b>	<b>11,077</b>	<b>100.0 %</b>	<b>\$896,103</b>	<b>100.0 %</b>	<b>\$30,682</b>	<b>\$28,577</b>

**COMMERCIAL RENT TAX  
TAX YEAR 2023**

**Table 9 (Preliminary)  
DISTRIBUTION OF PREMISES BY BASE RENT**

<b>Premises Base Rent</b>	<b>Premises</b>	<b>% of Total</b>	<b>Liability (000)</b>	<b>% of Total</b>	<b>Median Premises Liability</b>
<b>Less than \$250,000<sup>1</sup></b>	433	3.9 %	\$2,008	0.2 %	\$4,293
<b>\$250,000 - \$274,999</b>	390	3.5	1,050	0.1	1,106
<b>\$275,000 - \$299,999</b>	397	3.6	2,235	0.2	6,552
<b>\$300,000 - \$349,999</b>	736	6.6	5,960	0.7	12,002
<b>\$350,000 - \$399,999</b>	676	6.1	6,473	0.7	13,974
<b>\$400,000 - \$449,999</b>	589	5.3	7,093	0.8	16,133
<b>\$450,000 - \$499,999</b>	556	5.0	7,214	0.8	18,009
<b>\$500,000 - \$549,999</b>	461	4.2	8,091	0.9	20,085
<b>\$550,000 - \$599,999</b>	427	3.9	9,576	1.1	22,391
<b>\$600,000 - \$699,999</b>	665	6.0	16,778	1.9	25,200
<b>\$700,000 - \$799,999</b>	554	5.0	16,134	1.8	29,120
<b>\$800,000 - \$899,999</b>	517	4.7	17,076	1.9	33,046
<b>\$900,000 - \$999,999</b>	424	3.8	15,623	1.7	36,764
<b>\$1,000,000 - \$1,499,999</b>	1,207	10.9	57,516	6.4	46,913
<b>\$1,500,000 - \$1,999,999</b>	743	6.7	50,100	5.6	66,891
<b>\$2,000,000 - \$2,999,999</b>	847	7.6	80,661	9.0	95,281
<b>\$3,000,000 - \$3,999,999</b>	344	3.1	46,482	5.2	134,442
<b>\$4,000,000 - \$4,999,999</b>	231	2.1	40,294	4.5	174,106
<b>\$5,000,000 - \$9,999,999</b>	462	4.2	125,510	14.0	262,935
<b>\$10,000,000 and Over</b>	418	3.8	380,226	42.4	707,161
<b>TOTAL</b>	<b>11,077</b>	<b>100.0 %</b>	<b>\$896,103</b>	<b>100.0 %</b>	<b>\$28,577</b>

1. The premises in this range are partial-year filers with annualized base rents greater than \$250,000, or filers who received certain deductions.

**COMMERCIAL RENT TAX  
TAX YEAR 2023**

**Table 10 (Preliminary)  
DISTRIBUTION OF PREMISES BY BASE RENT  
FOR TAXPAYERS WITH ONE PREMISES**

<b>Premises Base Rent</b>	<b>Premises</b>	<b>% of Total</b>	<b>Liability (000)</b>	<b>% of Total</b>	<b>Median Premises Liability</b>
<b>Less than \$250,000<sup>1</sup></b>	122	1.9 %	\$649	0.1 %	\$5,600
<b>\$250,000 - \$274,999</b>	244	3.8	428	0.1	14
<b>\$275,000 - \$299,999</b>	264	4.1	1,154	0.3	2,899
<b>\$300,000 - \$349,999</b>	497	7.7	3,194	0.7	6,336
<b>\$350,000 - \$399,999</b>	461	7.1	3,555	0.8	10,473
<b>\$400,000 - \$449,999</b>	402	6.2	4,138	1.0	15,892
<b>\$450,000 - \$499,999</b>	378	5.8	4,050	0.9	17,665
<b>\$500,000 - \$549,999</b>	299	4.6	4,912	1.1	19,890
<b>\$550,000 - \$599,999</b>	264	4.1	5,924	1.4	22,417
<b>\$600,000 - \$699,999</b>	413	6.4	10,432	2.4	25,241
<b>\$700,000 - \$799,999</b>	345	5.3	10,055	2.3	29,131
<b>\$800,000 - \$899,999</b>	316	4.9	10,431	2.4	33,026
<b>\$900,000 - \$999,999</b>	242	3.7	8,939	2.1	36,825
<b>\$1,000,000 - \$1,499,999</b>	698	10.8	33,020	7.6	46,521
<b>\$1,500,000 - \$1,999,999</b>	407	6.3	27,505	6.3	67,107
<b>\$2,000,000 - \$2,999,999</b>	402	6.2	38,087	8.7	92,796
<b>\$3,000,000 - \$3,999,999</b>	193	3.0	25,990	6.0	133,760
<b>\$4,000,000 - \$4,999,999</b>	119	1.8	20,735	4.8	173,555
<b>\$5,000,000 - \$9,999,999</b>	231	3.6	62,153	14.3	251,887
<b>\$10,000,000 and Over</b>	185	2.9	160,202	36.8	673,301
<b>TOTAL</b>	<b>6,482</b>	<b>100.0 %</b>	<b>\$435,552</b>	<b>100.0 %</b>	<b>\$26,269</b>

1. The premises in this range are partial-year filers with annualized base rents greater than \$250,000, or filers who received certain deductions.

**COMMERCIAL RENT TAX  
TAX YEAR 2023**

**Table 11 (Preliminary)  
DISTRIBUTION OF PREMISES BY BASE RENT  
FOR TAXPAYERS WITH TWO OR MORE PREMISES**

<b>Premises Base Rent</b>	<b>Premises</b>	<b>% of Total</b>	<b>Liability (000)</b>	<b>% of Total</b>	<b>Median Premises Liability</b>
<b>Less than \$250,000<sup>1</sup></b>	311	6.8 %	\$1,359	0.3 %	\$3,709
<b>\$250,000 - \$274,999</b>	146	3.2	622	0.1	2,879
<b>\$275,000 - \$299,999</b>	133	2.9	1,082	0.2	8,791
<b>\$300,000 - \$349,999</b>	239	5.2	2,767	0.6	12,549
<b>\$350,000 - \$399,999</b>	215	4.7	2,918	0.6	14,423
<b>\$400,000 - \$449,999</b>	187	4.1	2,955	0.6	16,433
<b>\$450,000 - \$499,999</b>	178	3.9	3,164	0.7	18,398
<b>\$500,000 - \$549,999</b>	162	3.5	3,180	0.7	20,405
<b>\$550,000 - \$599,999</b>	163	3.5	3,651	0.8	22,380
<b>\$600,000 - \$699,999</b>	252	5.5	6,346	1.4	25,173
<b>\$700,000 - \$799,999</b>	209	4.5	6,079	1.3	29,111
<b>\$800,000 - \$899,999</b>	201	4.4	6,645	1.4	33,051
<b>\$900,000 - \$999,999</b>	182	4.0	6,684	1.5	36,588
<b>\$1,000,000 - \$1,499,999</b>	509	11.1	24,496	5.3	47,268
<b>\$1,500,000 - \$1,999,999</b>	336	7.3	22,595	4.9	66,574
<b>\$2,000,000 - \$2,999,999</b>	445	9.7	42,575	9.2	99,330
<b>\$3,000,000 - \$3,999,999</b>	151	3.3	20,492	4.4	136,600
<b>\$4,000,000 - \$4,999,999</b>	112	2.4	19,559	4.2	175,811
<b>\$5,000,000 - \$9,999,999</b>	231	5.0	63,357	13.8	271,494
<b>\$10,000,000 and Over</b>	233	5.1	220,024	47.8	734,206
<b>TOTAL</b>	<b>4,595</b>	<b>100.0 %</b>	<b>\$460,551</b>	<b>100.0 %</b>	<b>\$33,075</b>

1. The premises in this range are partial-year filers with annualized base rents greater than \$250,000, or filers who received certain deductions.

**COMMERCIAL RENT TAX  
TAX YEAR 2023**

**Table 12 (Preliminary)  
DISTRIBUTION OF PREMISES BY INDUSTRY**

<b>Industry</b>	<b>Premises</b>	<b>% of Total</b>	<b>Liability (000)</b>	<b>% of Total</b>	<b>Median Premises Liability</b>
<b>FINANCE &amp; INSURANCE</b>	<b>2,240</b>	<b>20.2 %</b>	<b>\$232,813</b>	<b>26.0 %</b>	<b>\$41,779</b>
Commercial Banking	620	5.6	67,518	7.5	64,413
Other Credit Intermediation & Related Activities	98	0.9	6,769	0.8	27,438
Funds and Trusts	47	0.4	2,771	0.3	29,273
Insurance	181	1.6	17,359	1.9	35,915
Securities/Commodities	1,294	11.7	138,396	15.4	36,115
<b>REAL ESTATE</b>	<b>417</b>	<b>3.8</b>	<b>36,946</b>	<b>4.1</b>	<b>34,958</b>
<b>SERVICES</b>	<b>4,414</b>	<b>39.8</b>	<b>300,318</b>	<b>33.5</b>	<b>23,499</b>
Legal Services	571	5.2	94,428	10.5	40,133
Accounting	109	1.0	18,336	2.0	29,230
Holding Companies	59	0.5	2,966	0.3	27,611
Prof./Tech./Managerial	1,286	11.6	101,463	11.3	28,128
Accommodations	20	0.2	1,951	0.2	38,630
Amusement	129	1.2	7,461	0.8	34,880
Food Services	1,111	10.0	24,172	2.7	16,457
Performing Arts/Museums	126	1.1	11,629	1.3	34,035
Administrative Support	189	1.7	11,483	1.3	31,128
Education	91	0.8	4,625	0.5	32,865
Health Care	236	2.1	6,489	0.7	19,206
Personal Services	338	3.1	9,124	1.0	19,174
Rental/Leasing	82	0.7	2,060	0.2	17,055
Miscellaneous Other	67	0.6	4,130	0.5	27,915
<b>INFORMATION</b>	<b>846</b>	<b>7.6</b>	<b>100,515</b>	<b>11.2</b>	<b>33,840</b>
Broadcasting/Telecom	299	2.7	31,165	3.5	35,291
Information Services/Data	212	1.9	37,862	4.2	36,088
Movies/Video/Sound	184	1.7	13,606	1.5	15,013
Publishing	151	1.4	17,882	2.0	38,208
<b>TRADE</b>	<b>2,421</b>	<b>21.9</b>	<b>176,579</b>	<b>19.7</b>	<b>29,483</b>
Durable Wholesale	317	2.9	15,531	1.7	19,323
Non-Durable Wholesale	428	3.9	24,280	2.7	26,591
Retail	1,676	15.1	136,768	15.3	32,807
<b>MANUFACTURING</b>	<b>420</b>	<b>3.8</b>	<b>35,658</b>	<b>4.0</b>	<b>27,847</b>
Textiles/Apparel/Leather	142	1.3	6,638	0.7	24,762
Food/Beverage	23	0.2	1,959	0.2	24,960
Printing	17	0.2	397	0.0	24,501
Other Manufacturing	238	2.1	26,664	3.0	31,317
<b>OTHER</b>	<b>319</b>	<b>2.9</b>	<b>13,275</b>	<b>1.5</b>	<b>20,841</b>
Construction	71	0.6	2,556	0.3	19,912
Transportation	95	0.9	4,528	0.5	20,833
Other/Not Available	153	1.4	6,191	0.7	21,441
<b>TOTAL</b>	<b>11,077</b>	<b>100.0 %</b>	<b>\$896,103</b>	<b>100.0 %</b>	<b>\$28,577</b>

**COMMERCIAL RENT TAX  
TAX YEAR 2023**

**Table 13 (Preliminary)  
DISTRIBUTION OF PREMISES BY INDUSTRY AND BASE RENT**

Industry	Premises Base Rent					
	Less than \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999	
	Premises	Liability (000)	Premises	Liability (000)	Premises	Liability (000)
Finance & Insurance	339	\$2,491	164	\$2,320	150	\$3,053
Real Estate	76	458	40	483	31	619
Services	1,216	7,485	574	6,527	401	7,801
Information	229	1,530	59	932	47	952
Trade	578	4,156	222	2,771	184	3,663
Manufacturing	94	726	44	665	40	858
Other	100	881	42	608	35	721
<b>TOTAL</b>	<b>2,632</b>	<b>\$17,727</b>	<b>1,145</b>	<b>\$14,307</b>	<b>888</b>	<b>\$17,667</b>

Industry	Premises Base Rent					
	\$600,000 - \$699,999		\$700,000 - \$799,999		\$800,000 - \$999,999	
	Premises	Liability (000)	Premises	Liability (000)	Premises	Liability (000)
Finance & Insurance	129	\$3,261	97	\$2,822	190	\$6,619
Real Estate	23	584	20	580	40	1,410
Services	281	7,103	228	6,627	359	12,434
Information	45	1,128	25	737	76	2,660
Trade	140	3,524	147	4,298	205	7,122
Manufacturing	28	694	23	670	32	1,091
Other	19	484	14	401	39	1,362
<b>TOTAL</b>	<b>665</b>	<b>\$16,778</b>	<b>554</b>	<b>\$16,134</b>	<b>941</b>	<b>\$32,699</b>

Industry	Premises Base Rent					
	\$1,000,000 - \$1,999,999		\$2,000,000 and Over		Total	
	Premises	Liability (000)	Premises	Liability (000)	Premises	Liability (000)
Finance & Insurance	477	\$26,779	694	\$185,468	2,240	\$232,813
Real Estate	92	5,134	95	27,677	417	36,946
Services	665	36,118	690	216,223	4,414	300,318
Information	148	8,435	217	84,141	846	100,515
Trade	455	24,874	490	126,171	2,421	176,579
Manufacturing	73	4,053	86	26,901	420	35,658
Other	40	2,224	30	6,593	319	13,275
<b>TOTAL</b>	<b>1,950</b>	<b>\$107,617</b>	<b>2,302</b>	<b>\$673,174</b>	<b>11,077</b>	<b>\$896,103</b>

**COMMERCIAL RENT TAX  
TAX YEAR 2023**

**Table 14 (Preliminary)  
DISTRIBUTION OF PREMISES BY ZIP CODE**

<b>Zip Code</b>	<b>Premises</b>	<b>% of Total</b>	<b>Liability (000)</b>	<b>% of Total</b>	<b>Median Premises Liability</b>
10001	694	6.3 %	\$68,842	7.7 %	\$27,512
10002	73	0.7	3,031	0.3	19,592
10003	342	3.1	20,931	2.3	25,377
10004	181	1.6	12,818	1.4	28,049
10005	179	1.6	9,186	1.0	28,117
10006	102	0.9	5,391	0.6	21,572
10007	125	1.1	8,691	1.0	30,989
10009	24	0.2	900	0.1	30,286
10010	372	3.4	24,840	2.8	24,782
10011	398	3.6	26,451	3.0	27,782
10012	437	3.9	20,207	2.3	22,774
10013	372	3.4	22,269	2.5	24,968
10014	252	2.3	17,005	1.9	23,784
10016	529	4.8	22,032	2.5	22,852
10017	823	7.4	66,590	7.4	29,170
10018	641	5.8	37,481	4.2	24,266
10019	778	7.0	86,027	9.6	35,558
10020	158	1.4	28,697	3.2	52,504
10021	164	1.5	9,471	1.1	26,615
10022	1,098	9.9	102,645	11.5	31,354
10023	173	1.6	8,661	1.0	24,378
10024	94	0.8	3,748	0.4	22,163
10025	36	0.3	1,068	0.1	19,933
10028	128	1.2	4,690	0.5	20,609
10036	707	6.4	76,049	8.5	34,468
10038	120	1.1	5,352	0.6	25,494
10041	15	0.1	1,716	0.2	71,096
10055	12	0.1	2,548	0.3	83,983
10065	170	1.5	8,289	0.9	25,646
10075	76	0.7	2,014	0.2	15,874
10104	28	0.3	7,386	0.8	176,106
10105	27	0.2	5,289	0.6	64,147
10106	21	0.2	1,556	0.2	36,774

(continued)

**COMMERCIAL RENT TAX  
TAX YEAR 2023**

**Table 14 (Preliminary) (continued)  
DISTRIBUTION OF PREMISES BY ZIP CODE**

<b>Zip Code</b>	<b>Premises</b>	<b>% of Total</b>	<b>Liability (000)</b>	<b>% of Total</b>	<b>Median Premises Liability</b>
10110	27	0.2 %	\$2,043	0.2 %	\$16,596
10111	18	0.2	2,026	0.2	48,124
10112	18	0.2	5,168	0.6	54,054
10118	54	0.5	5,592	0.6	33,539
10119	59	0.5	2,858	0.3	29,650
10120	22	0.2	1,418	0.2	45,731
10122	12	0.1	357	0.0	19,480
10128	61	0.6	1,634	0.2	17,803
10151	23	0.2	1,313	0.1	37,018
10152	24	0.2	2,256	0.3	54,768
10153	36	0.3	8,150	0.9	43,259
10155	25	0.2	575	0.1	20,055
10158	19	0.2	1,263	0.1	40,710
10165	37	0.3	1,402	0.2	29,131
10166	28	0.3	8,185	0.9	117,266
10167	21	0.2	3,076	0.3	53,682
10168	15	0.1	719	0.1	32,177
10169	25	0.2	1,717	0.2	35,935
10170	26	0.2	2,407	0.3	24,605
10171	24	0.2	2,495	0.3	51,643
10172	13	0.1	1,809	0.2	92,774
10174	21	0.2	883	0.1	27,459
10175	23	0.2	553	0.1	20,838
10176	13	0.1	529	0.1	38,681
10177	10	0.1	603	0.1	61,575
10178	17	0.2	2,556	0.3	92,817
10271	16	0.1	1,073	0.1	64,856
10279	12	0.1	498	0.1	38,769
10281	62	0.6	11,596	1.3	59,203
10282	15	0.1	1,873	0.2	89,895
Other/Not Available	952	8.6	97,609	10.9	35,291
<b>TOTAL</b>	<b>11,077</b>	<b>100.0 %</b>	<b>\$896,103</b>	<b>100.0 %</b>	<b>\$28,577</b>



**COMMERCIAL RENT TAX  
TAX YEAR 2023**

**Table 15 (Preliminary)  
DISTRIBUTION OF PREMISES BY ZIP CODE AND BASE RENT  
FOR ZIP CODES WITH AT LEAST TEN PREMISES AND TEN TAXPAYERS  
WITHIN EACH ZIP/BASE RENT COMBINATION**

Zip Code	Premises Base Rent							
	Less than \$400,000		\$400,000 - \$499,999		\$500,000 - \$749,999		\$750,000 - \$999,999	
	Premises	Liability (000)	Premises	Liability (000)	Premises	Liability (000)	Premises	Liability (000)
10001	174	\$1,139	85	\$1,075	106	\$2,502	68	\$2,300
10003	87	500	40	560	63	1,457	45	1,508
10004	43	356	17	302	35	810	22	750
10005	42	310	19	245	32	755	18	580
10006	28	183	20	250	19	461	11	354
10007	28	173	10	159	21	488	16	525
10010	92	621	46	570	82	1,950	44	1,490
10011	88	612	55	661	61	1,332	46	1,570
10012	118	741	61	604	77	1,705	52	1,750
10013	106	547	43	469	60	1,415	44	1,495
10014	86	498	22	339	41	954	24	800
10016	152	952	63	727	105	2,394	55	1,832
10017	169	1,247	93	1,357	151	3,508	87	2,951
10018	169	1,211	60	829	147	3,413	62	2,102
10019	134	779	83	904	123	2,766	77	2,641
10020	21	129	11	177	25	600	13	454
10021	42	306	18	199	27	650	18	604
10022	214	1,487	100	1,167	197	4,622	118	3,920
10023	52	359	17	185	28	675	22	736
10036	164	975	60	677	96	2,132	58	1,962
10065	34	243	27	265	31	683	21	710

(continued)

**COMMERCIAL RENT TAX  
TAX YEAR 2023**

**Table 15 (Preliminary) *(continued)***  
**DISTRIBUTION OF PREMISES BY ZIP CODE AND BASE RENT**  
**FOR ZIP CODES WITH AT LEAST TEN PREMISES AND TEN TAXPAYERS**  
**WITHIN EACH ZIP/BASE RENT COMBINATION**

Zip Code	Premises Base Rent					
	\$1,000,000 - \$1,999,999		\$2,000,000 and Over		Total	
	Premises	Liability (000)	Premises	Liability (000)	Premises	Liability (000)
10001	119	\$6,898	142	\$54,927	694	\$68,842
10003	51	2,758	56	14,147	342	20,931
10004	34	1,819	30	8,783	181	12,818
10005	43	2,354	25	4,943	179	9,186
10006	12	671	12	3,472	102	5,391
10007	24	1,336	26	6,009	125	8,691
10010	59	3,367	49	16,841	372	24,840
10011	71	3,903	77	18,372	398	26,451
10012	63	3,222	66	12,185	437	20,207
10013	52	2,862	67	15,480	372	22,269
10014	34	1,932	45	12,481	252	17,005
10016	93	4,931	61	11,196	529	22,032
10017	160	8,928	163	48,598	823	66,590
10018	122	6,642	81	23,283	641	37,481
10019	163	9,207	198	69,729	778	86,027
10020	23	1,333	65	26,003	158	28,697
10021	38	2,005	21	5,707	164	9,471
10022	210	11,576	259	79,872	1,098	102,645
10023	26	1,444	28	5,263	173	8,661
10036	115	6,170	214	64,132	707	76,049
10065	29	1,548	28	4,840	170	8,289

**COMMERCIAL RENT TAX  
TAX YEAR 2023**

**Table 16 (Preliminary)  
DISTRIBUTION OF PREMISES BY ZIP CODE AND BASE RENT  
FOR TAXPAYERS WITH TWO OR MORE PREMISES  
FOR ZIP CODES WITH AT LEAST TEN PREMISES AND TEN TAXPAYERS  
WITHIN EACH ZIP/BASE RENT COMBINATION**

Zip Code	Premises Base Rent							
	Less than \$400,000		\$400,000 - \$499,999		\$500,000 - \$749,999		\$750,000 - \$999,999	
	Premises	Liability (000)	Premises	Liability (000)	Premises	Liability (000)	Premises	Liability (000)
10001	67	\$600	28	\$471	41	\$978	18	\$610
10003	36	270	19	334	28	662	21	711
10010	28	257	17	299	34	817	17	590
10011	43	407	26	444	24	583	24	822
10012	55	466	23	349	41	950	28	922
10013	49	376	16	267	28	681	18	620
10016	43	354	11	176	32	725	18	607
10017	38	320	21	367	26	588	28	962
10018	35	293	15	261	40	934	16	546
10019	44	336	26	437	39	937	26	882
10022	66	573	27	433	58	1,352	25	825
10036	83	489	19	261	26	608	22	754

Zip Code	Premises Base Rent					
	\$1,000,000 - \$1,999,999		\$2,000,000 and Over		Total	
	Premises	Liability (000)	Premises	Liability (000)	Premises	Liability (000)
10001	50	\$2,892	82	\$39,509	286	\$45,059
10003	28	1,586	35	10,332	167	13,895
10010	29	1,714	28	8,903	153	12,580
10011	40	2,262	52	13,739	209	18,258
10012	40	2,045	50	8,285	237	13,015
10013	28	1,627	41	10,882	180	14,452
10016	25	1,326	21	3,676	150	6,864
10017	56	3,302	60	22,947	229	28,487
10018	39	2,102	24	6,861	169	10,997
10019	52	3,021	71	24,662	258	30,275
10022	71	3,849	134	51,539	381	58,572
10036	38	1,989	85	25,765	273	29,865

**COMMERCIAL RENT TAX  
TAX YEAR 2023**

**Table 17 (Preliminary)  
DISTRIBUTION OF PREMISES BY INDUSTRY AND ZIP CODE  
FOR ZIP CODES WITH AT LEAST TEN PREMISES AND TEN TAXPAYERS  
WITHIN EACH ZIP/INDUSTRY COMBINATION**

Zip Code	Premises	Liability (\$000)	Median Premises Liability (\$)	Zip Code	Premises	Liability (\$000)	Median Premises Liability (\$)
<b>Finance &amp; Insurance</b>				<b>Real Estate</b> <i>(continued)</i>			
10001	61	8,119	57,631	10036	23	2,368	46,938
10003	37	1,820	29,706	10065	10	504	26,254
10004	38	5,006	25,921	<b>Services</b>			
10005	45	2,911	30,589	10001	304	21,933	20,972
10006	21	1,126	23,619	10002	35	1,326	20,192
10007	21	1,307	35,814	10003	160	5,165	19,030
10010	45	5,671	30,196	10004	100	5,619	24,185
10011	34	3,670	28,788	10005	98	5,008	26,695
10012	17	986	34,094	10006	53	2,899	17,738
10013	34	3,761	41,220	10007	60	3,071	23,052
10014	22	1,087	32,640	10010	172	7,654	22,906
10016	64	2,557	30,222	10011	171	7,831	19,139
10017	239	18,713	32,642	10012	126	3,280	14,079
10018	56	4,017	35,546	10013	136	6,509	21,938
10019	214	29,328	42,948	10014	121	7,115	17,850
10020	57	9,326	52,461	10016	260	9,683	21,257
10022	423	32,915	33,752	10017	353	27,845	26,823
10036	132	17,516	51,021	10018	247	10,755	22,954
10038	26	1,412	35,417	10019	323	31,911	28,817
10065	25	770	23,888	10020	59	13,382	66,103
10104	13	4,378	179,203	10021	64	1,722	19,226
10105	17	4,529	79,982	10022	320	24,585	26,523
10106	13	521	36,774	10023	71	1,879	20,947
10151	13	703	37,018	10024	54	2,080	15,205
10152	13	1,629	131,000	10025	21	501	15,250
10153	26	3,318	43,259	10028	61	957	12,636
10165	13	529	29,517	10036	315	29,586	30,334
10166	14	3,344	80,185	10038	60	2,035	22,485
10167	11	2,581	111,089	10065	58	1,777	20,822
10171	16	1,976	35,575	10075	32	677	12,658
10281	17	5,104	271,830	10110	11	594	25,307
<b>Real Estate</b>				10118	26	3,178	35,786
10001	29	3,659	61,781	10119	32	1,545	26,412
10010	11	472	23,108	10122	10	290	15,776
10011	19	1,962	65,332	10128	31	828	23,639
10016	25	2,366	33,564	10158	14	753	39,545
10017	42	3,945	31,366	10165	17	498	29,131
10018	19	6,948	38,869	10169	16	825	34,366
10019	49	2,534	36,640	10170	15	663	25,751
10022	60	4,603	29,259	10271	11	733	58,133

(continued)

**COMMERCIAL RENT TAX  
TAX YEAR 2023**

**Table 17 (Preliminary) (continued)**  
**DISTRIBUTION OF PREMISES BY INDUSTRY AND ZIP CODE**  
**FOR ZIP CODES WITH AT LEAST TEN PREMISES AND TEN TAXPAYERS**  
**WITHIN EACH ZIP/INDUSTRY COMBINATION**

Zip Code	Premises	Liability (\$000)	Median Premises Liability (\$)
<b>Services (continued)</b>			
10281	22	3,319	25,682
<b>Information</b>			
10001	69	9,688	50,283
10003	31	7,040	26,653
10004	20	1,240	52,116
10005	11	383	16,895
10010	30	5,082	39,431
10011	43	6,297	64,439
10012	19	3,019	46,502
10013	45	6,010	54,246
10014	23	2,753	56,534
10016	42	2,369	30,107
10017	42	3,284	36,370
10018	31	1,620	23,418
10019	37	6,178	40,088
10022	25	9,472	32,606
10023	15	1,809	53,120
10036	95	11,977	16,515
10038	11	422	21,649
10118	10	1,313	27,399
<b>Trade</b>			
10001	173	19,357	28,359
10002	19	1,013	29,127
10003	93	6,398	37,394
10005	14	444	26,097
10007	25	2,963	52,181
10010	81	3,848	27,878
10011	114	6,214	33,008
10012	230	11,033	28,075
10013	121	4,614	22,513
10014	59	3,307	23,400
10016	84	3,100	22,899
10017	104	7,798	31,301
10018	198	9,707	24,789
10019	117	11,726	37,337
10020	24	2,202	30,739
10021	76	6,482	37,413
10022	212	26,196	39,989
10023	48	2,505	28,138

Zip Code	Premises	Liability (\$000)	Median Premises Liability (\$)
<b>Trade (continued)</b>			
10024	28	1,253	31,693
10028	47	2,806	31,556
10036	107	12,426	35,100
10038	11	1,048	42,477
10065	69	5,042	33,160
10075	29	837	15,405
10128	22	648	16,040
10281	18	1,892	39,544
<b>Manufacturing</b>			
10001	31	4,753	35,103
10010	22	1,790	24,620
10012	30	1,492	23,712
10013	18	957	27,840
10014	16	1,664	56,534
10016	37	1,668	22,853
10017	19	4,357	47,487
10018	62	3,204	27,292
10019	19	3,318	77,182
10022	28	3,802	26,421
10036	16	1,408	50,760
<b>Other</b>			
10001	27	1,333	20,846
10010	11	323	22,472
10016	17	288	15,898
10017	24	648	18,740
10018	28	1,230	19,761
10019	19	1,031	15,629
10022	30	1,072	19,767
10036	19	769	25,848

**COMMERCIAL RENT TAX  
TAX YEAR 2023**

**Table 18 (Preliminary)  
DISTRIBUTION OF PREMISES BY INDUSTRY AND ZIP CODE  
FOR TAXPAYERS WITH TWO OR MORE PREMISES  
FOR ZIP CODES WITH AT LEAST TEN PREMISES AND TEN TAXPAYERS  
WITHIN EACH ZIP/INDUSTRY COMBINATION**

Zip Code	Premises	Liability (\$000)	Median Premises Liability (\$)
<b>Finance &amp; Insurance</b>			
10001	30	4,489	61,745
10003	22	1,028	31,379
10004	18	4,137	28,673
10006	10	431	27,718
10010	19	1,009	55,878
10011	19	3,214	37,339
10013	26	3,432	44,470
10016	24	943	31,614
10017	54	7,089	50,736
10018	16	1,779	33,552
10019	58	9,929	58,338
10020	13	2,430	136,600
10022	108	15,604	51,934
10036	46	9,084	66,270
<b>Real Estate</b>			
10017	17	1,819	48,817
10022	19	1,965	37,400
<b>Services</b>			
10001	86	9,710	19,653
10003	52	1,759	19,489
10004	26	2,136	24,123
10005	22	1,759	43,736
10007	19	1,828	23,171
10010	62	3,738	23,242
10011	70	3,708	18,707
10012	30	936	15,717
10013	41	2,199	19,188
10014	37	1,457	19,352
10016	58	\$2,067	21,117
10017	79	8,910	29,407
10018	55	\$2,058	23,094
10019	89	\$5,656	27,333
10020	14	4,234	106,051
10021	19	415	19,132
10022	73	7,380	25,220
10023	29	607	20,947
10024	20	457	18,892
10028	18	364	18,158
10036	76	4,659	23,568
10038	19	424	17,406
10065	25	1,052	25,061

Zip Code	Premises	Liability (\$000)	Median Premises Liability (\$)
<b>Information</b>			
10001	49	8,623	54,938
10003	17	5,279	25,743
10004	11	833	61,376
10010	12	3,347	96,754
10011	24	4,674	83,536
10013	31	4,941	63,238
10017	16	1,792	42,265
10019	19	1,640	21,228
10036	68	4,363	6,986
<b>Trade</b>			
10001	93	17,114	49,590
10003	64	5,606	45,514
10007	22	2,896	54,222
10010	43	2,801	33,633
10011	75	4,628	38,208
10012	157	8,997	30,589
10013	58	2,936	27,369
10014	43	2,811	24,042
10016	30	1,448	37,801
10017	49	5,151	64,886
10018	61	4,783	32,636
10019	71	9,205	54,434
10020	19	1,914	34,639
10021	48	3,933	42,918
10022	146	22,808	54,243
10023	40	2,167	28,945
10024	22	1,069	40,687
10028	37	2,686	46,702
10036	58	9,980	80,087
10065	43	4,277	48,724
10075	14	591	19,992
10128	14	532	21,538
10281	13	1,004	41,898
<b>Manufacturing</b>			
10012	24	1,092	20,354
10013	13	643	29,599
10022	13	1,187	42,680

**COMMERCIAL RENT TAX  
TAX YEAR 2023**

**Table 19 (Preliminary)  
DISTRIBUTION OF TAXPAYERS BY INDUSTRY  
FOR TAXPAYERS WITH A SMALL BUSINESS TAX CREDIT  
INCLUDING ALL PREMISES**

Industry	% of		Liability (000)	% of Total	Median Taxpayer Liability <sup>1</sup>	Taxpayer Small Business Credit		
	Taxpayers	Total				Total (000)	% of Total	Median
<b>FINANCE &amp; INSURANCE</b>	<b>147</b>	<b>10.8 %</b>	<b>\$739</b>	<b>11.3 %</b>	<b>\$0</b>	<b>\$1,484</b>	<b>9.6 %</b>	<b>\$11,016</b>
Commercial Banking	*	*	*	*	*	*	*	*
Other Credit Intermediation & Related Activities	*	*	*	*	*	*	*	*
Funds and Trusts	*	*	*	*	*	*	*	*
Insurance	*	*	*	*	*	*	*	*
Securities/Commodities	126	9.3	650	10.0	1	1,258	8.1	10,701
<b>REAL ESTATE</b>	<b>56</b>	<b>4.1</b>	<b>515</b>	<b>7.9</b>	<b>0</b>	<b>557</b>	<b>3.6</b>	<b>11,186</b>
<b>SERVICES</b>	<b>799</b>	<b>58.9</b>	<b>3,128</b>	<b>48.0</b>	<b>0</b>	<b>9,249</b>	<b>59.7</b>	<b>12,479</b>
Legal Services	75	5.5	258	4.0	177	727	4.7	10,037
Accounting	19	1.4	48	0.7	130	159	1.0	8,253
Holding Companies	*	*	*	*	*	*	*	*
Prof./Tech./Managerial	145	10.7	1,315	20.2	645	1,543	10.0	10,809
Accommodations	*	*	*	*	*	*	*	*
Amusement	14	1.0	41	0.6	0	179	1.2	14,314
Food Services	337	24.9	612	9.4	0	4,086	26.4	13,431
Performing Arts/Museums	17	1.3	278	4.3	783	209	1.4	12,987
Administrative Support	15	1.1	47	0.7	1,375	161	1.0	9,822
Education	10	0.7	194	3.0	0	102	0.7	9,953
Health Care	63	4.6	129	2.0	0	645	4.2	11,495
Personal Services	86	6.3	98	1.5	0	1,210	7.8	14,728
Rental/Leasing	*	*	*	*	*	*	*	*
Miscellaneous Other	*	*	*	*	*	*	*	*
<b>INFORMATION</b>	<b>31</b>	<b>2.3</b>	<b>103</b>	<b>1.6</b>	<b>801</b>	<b>350</b>	<b>2.3</b>	<b>13,249</b>
Broadcasting/Telecom	*	*	*	*	*	*	*	*
Information Services/Data	*	*	*	*	*	*	*	*
Movies/Video/Sound	13	1.0	28	0.4	391	160	1.0	14,176
Publishing	10	0.7	37	0.6	0	107	0.7	13,003
<b>TRADE</b>	<b>269</b>	<b>19.8</b>	<b>1,923</b>	<b>29.5</b>	<b>0</b>	<b>3,233</b>	<b>20.9</b>	<b>12,837</b>
Durable Wholesale	55	4.1	152	2.3	0	626	4.0	13,080
Non-Durable Wholesale	33	2.4	498	7.6	0	348	2.2	12,278
Retail	181	13.3	1,272	19.5	0	2,260	14.6	13,119
<b>MANUFACTURING</b>	<b>23</b>	<b>1.7</b>	<b>62</b>	<b>1.0</b>	<b>0</b>	<b>270</b>	<b>1.7</b>	<b>11,948</b>
Textiles/Apparel/Leather	*	*	*	*	*	*	*	*
Food/Beverage	*	*	*	*	*	*	*	*
Printing	*	*	*	*	*	*	*	*
Other Manufacturing	*	*	*	*	*	*	*	*
<b>OTHER</b>	<b>31</b>	<b>2.3</b>	<b>51</b>	<b>0.8</b>	<b>0</b>	<b>349</b>	<b>2.3</b>	<b>12,675</b>
Construction	*	*	*	*	*	*	*	*
Transportation	*	*	*	*	*	*	*	*
Not Available/Other	20	1.5	39	0.6	0	207	1.3	12,288
<b>TOTAL</b>	<b>1,356</b>	<b>100.0 %</b>	<b>\$6,522</b>	<b>100.0 %</b>	<b>\$0</b>	<b>\$15,493</b>	<b>100.0 %</b>	<b>\$12,418</b>

1. Some taxpayers owe tax before credits but have no liability after credits are applied.

\*Values cannot be revealed due to confidentiality restrictions.

**COMMERCIAL RENT TAX  
TAX YEAR 2023**

**Table 20 (Preliminary)  
DISTRIBUTION OF TAXPAYERS AND PREMISES BY INDUSTRY  
FOR TAXPAYERS WITH A SMALL BUSINESS TAX CREDIT  
INCLUDING ONLY PREMISES WITH A SMALL BUSINESS TAX CREDIT**

Industry	% of		% of		Liability (000)	% of Total	Median Taxpayer Liability <sup>1</sup>	Taxpayer Small Business Credit		
	Taxpayers	Total	Premises	Total				Total (000)	% of Total	Median
<b>FINANCE &amp; INSURANCE</b>	<b>147</b>	<b>10.8 %</b>	<b>147</b>	<b>10.5 %</b>	<b>\$495</b>	<b>14.9 %</b>	<b>\$0</b>	<b>\$1,484</b>	<b>9.6 %</b>	<b>\$11,016</b>
Commercial Banking	*	*	*	*	*	*	*	*	*	*
Other Credit Inter. & Related Activities	*	*	*	*	*	*	*	*	*	*
Funds and Trusts	*	*	*	*	*	*	*	*	*	*
Insurance	*	*	*	*	*	*	*	*	*	*
Securities/Commodities	126	9.3	126	9.0	441	13.3	1	1,258	8.1	10,701
<b>REAL ESTATE</b>	<b>56</b>	<b>4.1</b>	<b>58</b>	<b>4.1</b>	<b>168</b>	<b>5.1</b>	<b>0</b>	<b>557</b>	<b>3.6</b>	<b>11,186</b>
<b>SERVICES</b>	<b>799</b>	<b>58.9</b>	<b>824</b>	<b>58.8</b>	<b>1,817</b>	<b>54.8</b>	<b>0</b>	<b>9,249</b>	<b>59.7</b>	<b>12,479</b>
Legal Services	75	5.5	75	5.3	258	7.8	177	727	4.7	10,037
Accounting	19	1.4	19	1.4	48	1.4	130	159	1.0	8,253
Holding Companies	*	*	*	*	*	*	*	*	*	*
Prof./Tech./Managerial	145	10.7	157	11.2	580	17.5	517	1,543	10.0	10,809
Accommodations	*	*	*	*	*	*	*	*	*	*
Amusement	14	1.0	14	1.0	41	1.2	0	179	1.2	14,314
Food Services	337	24.9	343	24.5	473	14.3	0	4,086	26.4	13,431
Performing Arts/Museums	17	1.3	17	1.2	46	1.4	0	209	1.4	12,987
Administrative Support	15	1.1	15	1.1	47	1.4	1,375	161	1.0	9,822
Education	10	0.7	10	0.7	49	1.5	0	102	0.7	9,953
Health Care	63	4.6	67	4.8	96	2.9	0	645	4.2	11,495
Personal Services	86	6.3	88	6.3	98	3.0	0	1,210	7.8	14,728
Rental/Leasing	*	*	*	*	*	*	*	*	*	*
Miscellaneous Other	*	*	*	*	*	*	*	*	*	*
<b>INFORMATION</b>	<b>31</b>	<b>2.3</b>	<b>31</b>	<b>2.2</b>	<b>103</b>	<b>3.1</b>	<b>801</b>	<b>350</b>	<b>2.3</b>	<b>13,249</b>
Broadcasting/Telecom	*	*	*	*	*	*	*	*	*	*
Information Services/Data	*	*	*	*	*	*	*	*	*	*
Movies/Video/Sound	13	1.0	13	0.9	28	0.8	391	160	1.0	14,176
Publishing	10	0.7	10	0.7	37	1.1	0	107	0.7	13,003
<b>TRADE</b>	<b>269</b>	<b>19.8</b>	<b>286</b>	<b>20.4</b>	<b>620</b>	<b>18.7</b>	<b>0</b>	<b>3,233</b>	<b>20.9</b>	<b>12,837</b>
Durable Wholesale	55	4.1	59	4.2	152	4.6	0	626	4.0	13,080
Non-Durable Wholesale	33	2.4	37	2.6	147	4.4	0	348	2.2	12,278
Retail	181	13.3	190	13.6	321	9.7	0	2,260	14.6	13,119
<b>MANUFACTURING</b>	<b>23</b>	<b>1.7</b>	<b>24</b>	<b>1.7</b>	<b>62</b>	<b>1.9</b>	<b>0</b>	<b>270</b>	<b>1.7</b>	<b>11,948</b>
Textiles/Apparel/Leather	*	*	*	*	*	*	*	*	*	*
Food/Beverage	*	*	*	*	*	*	*	*	*	*
Printing	*	*	*	*	*	*	*	*	*	*
Other Manufacturing	*	*	*	*	*	*	*	*	*	*
<b>OTHER</b>	<b>31</b>	<b>2.3</b>	<b>32</b>	<b>2.3</b>	<b>51</b>	<b>1.6</b>	<b>0</b>	<b>349</b>	<b>2.3</b>	<b>12,675</b>
Construction	*	*	*	*	*	*	*	*	*	*
Transportation	*	*	*	*	*	*	*	*	*	*
Not Available/Other	20	1.5	20	1.4	39	1.2	0	207	1.3	12,288
<b>TOTAL</b>	<b>1,356</b>	<b>100.0 %</b>	<b>1,402</b>	<b>100.0 %</b>	<b>\$3,317</b>	<b>100.0 %</b>	<b>\$0</b>	<b>\$15,493</b>	<b>100.0 %</b>	<b>\$12,418</b>

1. Some taxpayers owe tax before credits but have no liability after credits are applied.

\*Values cannot be revealed due to confidentiality restrictions.



**COMMERCIAL RENT TAX  
TAX YEAR 2023**

**Table 21 (Preliminary)  
DISTRIBUTION OF PREMISES BY BASE RENT  
FOR PREMISES WITH A SMALL BUSINESS TAX CREDIT**

Premises Base Rent	% of Premises Total		Liability (000)	% of Total	Median Premises Liability <sup>1</sup>	Premises Small Business Credit		
						Total (000)	% of Total	Median
<b>\$250,000 - \$274,999</b>	162	11.6 %	\$47	1.4 %	\$0	\$434	2.8 %	\$2,424
<b>\$275,000 - \$299,999</b>	167	11.9	166	5.0	0	1,273	8.2	7,947
<b>\$300,000 - \$349,999</b>	301	21.5	461	13.9	0	3,320	21.4	12,166
<b>\$350,000 - \$399,999</b>	269	19.2	524	15.8	0	3,405	22.0	14,142
<b>\$400,000 - \$449,999</b>	186	13.3	417	12.6	0	2,653	17.1	16,189
<b>\$450,000 - \$499,999</b>	185	13.2	348	10.5	0	3,082	19.9	18,183
<b>\$500,000 - \$549,999</b>	132	9.4	1,353	40.8	9,874	1,326	8.6	10,324
<b>TOTAL</b>	<b>1,402</b>	<b>100.0 %</b>	<b>\$3,317</b>	<b>100.0 %</b>	<b>\$0</b>	<b>\$15,493</b>	<b>100.0 %</b>	<b>\$12,289</b>

1. Some premises owe tax before credits but have no liability after credits are applied.

**COMMERCIAL RENT TAX  
TAX YEAR 2023**

**Table 22 (Preliminary)  
DISTRIBUTION OF PREMISES BY ZIP CODE  
FOR PREMISES WITH A SMALL BUSINESS TAX CREDIT**

Zip Code	% of		Liability (000)	% of Total	Median Premises Liability <sup>1</sup>	Premises Small Business Credit		
	Premises	Total				Total (000)	% of Total	Median
10001	98	7.0 %	\$186	5.6 %	\$0	\$1,107	7.1 %	\$12,853
10002	17	1.2	27	0.8	0	212	1.4	13,295
10003	52	3.7	124	3.7	0	583	3.8	12,362
10004	14	1.0	80	2.4	129	107	0.7	5,714
10005	23	1.6	74	2.2	938	225	1.5	10,675
10006	17	1.2	18	0.5	0	194	1.3	11,495
10007	13	0.9	22	0.7	0	136	0.9	11,838
10010	51	3.6	98	2.9	0	566	3.7	12,004
10011	64	4.6	161	4.9	0	788	5.1	13,225
10012	84	6.0	229	6.9	0	972	6.3	12,571
10013	70	5.0	89	2.7	0	802	5.2	12,828
10014	43	3.1	78	2.4	0	480	3.1	12,935
10016	85	6.1	171	5.2	0	950	6.1	12,051
10017	84	6.0	246	7.4	0	877	5.7	11,587
10018	88	6.3	337	10.2	0	877	5.7	10,736
10019	105	7.5	248	7.5	0	1,221	7.9	12,473
10020	12	0.9	52	1.6	2,310	95	0.6	8,216
10021	22	1.6	22	0.6	0	250	1.6	11,871
10022	125	8.9	382	11.5	0	1,384	8.9	12,300
10023	23	1.6	20	0.6	0	267	1.7	12,374
10024	19	1.4	26	0.8	0	227	1.5	13,019
10028	30	2.1	14	0.4	0	378	2.4	13,328
10036	88	6.3	255	7.7	0	903	5.8	12,160
10038	15	1.1	51	1.5	1,849	153	1.0	9,147
10065	28	2.0	52	1.6	0	333	2.2	12,888
10075	22	1.6	11	0.3	0	234	1.5	12,714
10128	15	1.1	11	0.3	0	186	1.2	12,792
Other/Not Available	95	6.8	233	7.0	0	984	6.4	12,167
<b>TOTAL</b>	<b>1,402</b>	<b>100.0 %</b>	<b>\$3,317</b>	<b>100.0 %</b>	<b>\$0</b>	<b>\$15,493</b>	<b>100.0 %</b>	<b>\$12,289</b>

1. Some premises owe tax before credits but have no liability after credits are applied.

## COMMERCIAL RENT TAX

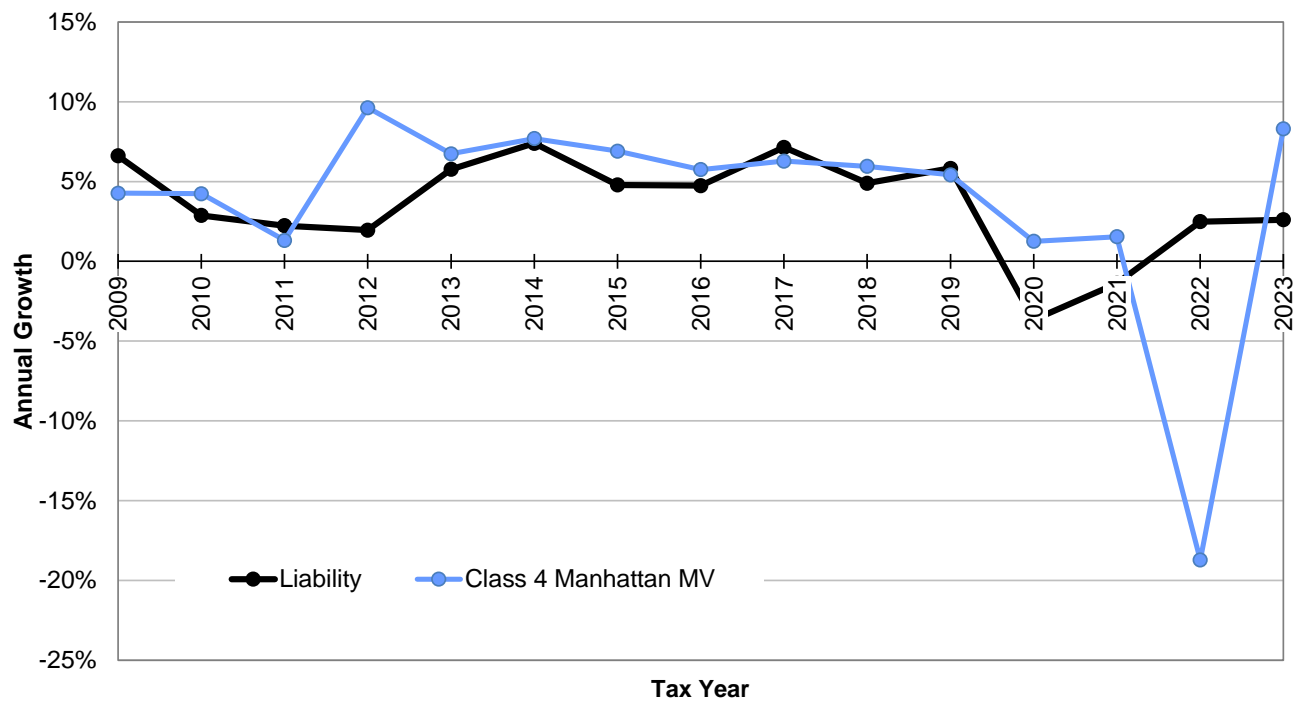
Figure 1 (Preliminary)  
TAXPAYER AND PREMISES LIABILITY  
TY 2009 – TY 2023



## COMMERCIAL RENT TAX

**Figure 2 (Preliminary)**  
**ANNUAL GROWTH OF CRT LIABILITY COMPARED TO**  
**MANHATTAN COMMERCIAL MARKET VALUE**  
**TY 2009 – TY 2023**

CRT liability growth historically correlates positively with the growth of Manhattan commercial market value because the Department of Finance determines commercial market value by capitalizing net rental income. This correlation was disrupted by the Covid pandemic in 2020. In 2023, there appears to be a weak correlation. Additional data points in the coming years will show if the pre-pandemic relationship is fully restored.



Note: The CRT tax year is from June 1 to May 31. Market values are computed as of the fifth of January prior to the start of the property tax year (July 1 – June 30).

## Appendix A

### Methodology

This report includes only taxpayers with premises subject to the CRT. Liability is defined as the tax due for premises with annualized base rent of \$250,000 or more minus total applicable credits. In cases where the taxpayer did not file an annual return, the taxpayer base rent and CRT liability are computed based on total payments for the tax year. Taxpayers that rent premises for less than a full year must annualize their base rent on their CRT return to determine if the lease is subject to tax; only premises with annualized base rent of \$250,000 or more (before the 35 percent reduction) are subject to tax. Liability reported does not include penalties, interest, or collections that result from audits. Dollar values in this report are generally expressed in thousands; sums of these rounded values may not precisely total the individual components because they are computed using the full values.

To preserve taxpayer confidentiality, tables that report at the taxpayer level must have at least ten taxpayers in every cell. In tables that report at the premise level, each cell must have at least ten premises and these premises must be associated with at least ten taxpayers. As a result, some data are not reported, and some reported categories are combined. Data are also omitted in cases where figures could be calculated using values provided in other tables.

In this report, the term *base rent* refers to the rent paid by the taxpayer before the 35 percent rent reduction. Base rent for individual premises is taken from page two premises information on the return, if available. Otherwise, the base rent for each premises is computed as the total base rent reported on page one divided by the number of taxable premises, i.e., the average premises base rent. The report provides actual base rent for approximately 91 percent of premises and average base rent for the remaining premises. The base rent at the taxpayer level is computed as the sum of the base rent for all the premises associated with the taxpayer. Therefore, total liability is the same whether it is reported at the taxpayer level or at the premises level.

Premises zip codes are taken from premises data provided by the taxpayer on the return. If the taxpayer did not provide the zip code for premises or provided an invalid zip code, and the taxpayer had only one premises, then this report assigns the taxpayer zip code to the premises. If the taxpayer did not provide the zip code for premises or provided an invalid zip code, and the taxpayer has multiple premises, then the zip code for the premises is classified as “other/not available” on those tables reporting for the full CRT population. The address data has been cleaned to obtain as many zip codes as possible. Zip codes with fewer than ten taxpayers are also included under “other/not available” due to taxpayer confidentiality restrictions.

## **Appendix B**

### **Glossary of Industry Sectors**

Industry classification is based upon the NAICS (North American Industry Classification System) code, as reported by taxpayers. In cases where the codes were missing or incorrect, various procedures were employed to identify the correct industry. Where possible, unidentified large taxpayers were assigned industry codes manually. A list of industry sectors and subsectors appears below.

- **FINANCE AND INSURANCE** – firms engaged in banking, lending, or financing activities; funds and trusts; securities and commodities brokers and dealers, exchanges; insurance agents and brokers; related industries.
- **REAL ESTATE** – lessors of real estate; property management; real estate brokers; related real estate activity.
- **SERVICES** – computer-related services; architectural, design and engineering services; management, scientific and technical; legal services; advertising, public relations and marketing; accounting; consulting; veterinary services; holding companies; other professional, technical, and managerial services; personal services; accommodations and food services; health care; entertainment, amusement and recreation; administrative and support services; repair services; education and social assistance; non-realty rental and leasing; miscellaneous other services.
- **INFORMATION** – motion pictures; information services and data processing; publishing; telecommunications; broadcasting.
- **TRADE** – wholesale (durable and non-durable) and retail.
- **MANUFACTURING** – apparel and textile; food and beverages; printing; machinery; computers and electronics; furniture; chemicals; other manufacturing.
- **OTHER** – construction; transportation; unregulated utilities; agriculture; mining; unknown.