
**THE CITY OF NEW YORK
DEPARTMENT OF FINANCE
DIVISION OF TAX POLICY**

**STATISTICAL PROFILE OF THE
NEW YORK CITY
COMMERCIAL RENT TAX
TAX YEAR 2019**

BILL DE BLASIO, MAYOR

JACQUES JIHA, PH.D., COMMISSIONER

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**REPORT PREPARED BY THE
DIVISION OF TAX POLICY
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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 2019 (June 1, 2018 – May 31, 2019) 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 96th Street.

Certain tenants are exempt from the CRT. The major exemption categories are:

- Tenants with annual rents below \$250,000
- 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.

2019 Summary

CRT liability totaled \$897 million in TY 2019. There were 8,981 taxpayers with 13,062 premises. Of the 8,981 taxpayers, 7,705, or 86 percent, had only one premises; their liability was \$427 million, or 48 percent of total liability. The remaining 14 percent of taxpayers accounted for 5,357 premises (41 percent of total) and \$470 million of liability (52 percent of total).

Just 5 percent of taxpayers accounted for 57 percent of total liability. Two industry sectors — Services and Finance & Insurance — represented 60 percent of total liability.

The new Small Business Tax Credit was received by 2,051 taxpayers, representing 2,140 premises. The credit totaled \$24 million.

Please refer to Appendix A for methodological details.

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.¹ 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.²

The City has been mitigating the impact of the CRT on commercial enterprises since 1977. That year, it started a four-year program that lowered tax rates. The base rent exemption threshold was raised to \$5,000 in 1981 and then gradually raised 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. A base rent reduction of 10 percent was established on January 1, 1986. Today's rate of 35 percent went into effect on September 1, 1998.

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.³

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 96th Street and in 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.

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.

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

² The following publication is the source of all information in this section unless specified otherwise: NYC Office of Management and Budget. *Tax Revenue Forecasting Documentation: Financial Plan Fiscal Years 2016-2020*. <https://www1.nyc.gov/site/omb/publications/fiscal-year-2018-publications.page>

³ §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 2019**

**Table 1
DISTRIBUTION OF TAXPAYERS BY BASE RENT**

Taxpayer Base Rent*	Taxpayers	% of Total	Liability (000)	% of Total	Median Taxpayer Liability
Less than \$250,000**	215	2.4 %	\$995	0.1 %	\$4,386
\$250,000 - \$274,999	354	3.9	575	0.1	0
\$275,000 - \$299,999	345	3.8	1,314	0.1	628
\$300,000 - \$349,999	712	7.9	3,945	0.4	941
\$350,000 - \$399,999	604	6.7	4,121	0.5	3,420
\$400,000 - \$449,999	513	5.7	4,532	0.5	12,961
\$450,000 - \$499,999	483	5.4	5,098	0.6	17,649
\$500,000 - \$549,999	392	4.4	6,316	0.7	19,754
\$550,000 - \$599,999	291	3.2	6,343	0.7	22,300
\$600,000 - \$699,999	630	7.0	15,481	1.7	25,107
\$700,000 - \$799,999	473	5.3	13,343	1.5	28,987
\$800,000 - \$899,999	363	4.0	11,841	1.3	32,883
\$900,000 - \$999,999	309	3.4	11,205	1.2	36,849
\$1,000,000 - \$1,499,999	972	10.8	45,716	5.1	46,979
\$1,500,000 - \$1,999,999	490	5.5	32,793	3.7	66,558
\$2,000,000 - \$2,999,999	579	6.4	54,963	6.1	93,930
\$3,000,000 - \$3,999,999	297	3.3	39,679	4.4	133,371
\$4,000,000 - \$4,999,999	162	1.8	28,145	3.1	173,351
\$5,000,000 - \$9,999,999	374	4.2	101,354	11.3	262,433
\$10,000,000 and Over	423	4.7	509,233	56.8	679,792
TOTAL	8,981	100.0 %	\$896,992	100.0 %	\$26,600

*Base rent is the total base rent for all premises occupied by a taxpayer.

**The premises in this range are partial-year filers, with annualized base rents greater than \$250,000.

**COMMERCIAL RENT TAX
TAX YEAR 2019**

**Table 2
DISTRIBUTION OF TAXPAYERS BY BASE RENT
FOR TAXPAYERS WITH TWO OR MORE PREMISES**

Taxpayer Base Rent*	Taxpayers	% of Total	Premises	% of Total	Taxpayer Liability (000)	% of Total	Median Taxpayer Liability
Less than \$400,000	34	2.7 %	76	1.4 %	\$345	0.1 %	\$10,711
\$400,000 - \$499,999	19	1.5	40	0.7	253	0.1	16,817
\$500,000 - \$599,999	24	1.9	52	1.0	315	0.1	18,711
\$600,000 - \$699,999	47	3.7	96	1.8	761	0.2	20,283
\$700,000 - \$799,999	52	4.1	106	2.0	1,070	0.2	27,733
\$800,000 - \$999,999	64	5.0	152	2.8	1,867	0.4	33,206
\$1,000,000 - \$1,499,999	171	13.4	403	7.5	7,569	1.6	45,880
\$1,500,000 - \$1,999,999	103	8.1	251	4.7	6,742	1.4	65,895
\$2,000,000 - \$3,999,999	254	19.9	730	13.6	27,430	5.8	104,371
\$4,000,000 and Over	508	39.8	3,451	64.4	423,261	90.1	453,284
TOTAL	1,276	100.0 %	5,357	100.0 %	\$469,612	100.0 %	\$103,600

*Base rent is the total base rent for all premises occupied by a taxpayer.

**COMMERCIAL RENT TAX
TAX YEAR 2019**

**Table 3
DISTRIBUTION OF TAXPAYERS BY INDUSTRY**

Industry	Taxpayers	% of Total	Liability (000)	% of Total	Median Taxpayer Liability
FINANCE & INSURANCE	1,632	18.2 %	\$261,173	29.1 %	\$34,924
Credit Agencies	219	2.4	82,720	9.2	58,243
Funds and Trusts	46	0.5	42,624	4.8	31,585
Insurance	142	1.6	17,638	2.0	49,295
Securities/Commodities	1,225	13.6	118,191	13.2	30,814
REAL ESTATE	310	3.5	25,215	2.8	29,347
SERVICES	3,978	44.3	276,184	30.8	24,432
Legal Services	577	6.4	87,937	9.8	36,435
Accounting	98	1.1	16,335	1.8	26,264
Holding Companies	61	0.7	7,802	0.9	30,188
Prof./Tech./Managerial	1,286	14.3	84,934	9.5	25,964
Accommodations	25	0.3	1,531	0.2	38,297
Amusement	114	1.3	8,006	0.9	41,359
Food Services	891	9.9	25,696	2.9	16,098
Performing Arts/Museums	124	1.4	10,017	1.1	32,409
Administrative Support	175	1.9	8,645	1.0	28,245
Education	80	0.9	4,589	0.5	27,647
Health Care	137	1.5	5,127	0.6	17,274
Personal Services	355	4.0	9,950	1.1	14,760
Rental/Leasing	30	0.3	2,780	0.3	54,739
Miscellaneous Other	25	0.3	2,833	0.3	28,639
INFORMATION	547	6.1	89,596	10.0	38,000
Broadcasting/Telecom	122	1.4	31,630	3.5	65,665
Information Services/Data	195	2.2	29,042	3.2	32,211
Movies/Video/Sound	88	1.0	13,798	1.5	39,107
Publishing	142	1.6	15,127	1.7	28,511
TRADE	1,791	19.9	197,790	22.1	26,185
Durable Wholesale	316	3.5	16,196	1.8	19,514
Non-Durable Wholesale	357	4.0	26,731	3.0	27,060
Retail	1,118	12.4	154,864	17.3	28,874
MANUFACTURING	335	3.7	36,568	4.1	27,640
Textiles/Apparel/Leather	124	1.4	8,239	0.9	29,529
Food/Beverage	20	0.2	2,049	0.2	53,802
Printing	22	0.2	792	0.1	30,014
Other Manufacturing	169	1.9	25,489	2.8	26,599
OTHER	388	4.3	10,466	1.2	17,421
Construction	71	0.8	2,484	0.3	20,475
Transportation	51	0.6	3,093	0.3	24,013
Not Available/Other	266	3.0	4,888	0.5	14,458
TOTAL	8,981	100.0 %	\$896,992	100.0 %	\$26,600

**COMMERCIAL RENT TAX
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**Table 4
DISTRIBUTION OF TAXPAYERS BY INDUSTRY AND BASE RENT**

Industry	Taxpayer Base Rent*							
	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	305	\$1,868	155	\$1,831	109	\$2,128	89	\$2,243
Real Estate	72	422	27	248	30	595	18	450
Services	1,103	4,786	455	3,959	322	5,858	292	7,274
Information	112	659	45	564	24	499	35	811
Trade	417	1,850	221	1,826	130	2,322	138	3,238
Manufacturing	72	430	41	524	23	412	29	739
Other	149	935	52	677	45	844	29	726
TOTAL	2,230	\$10,950	996	\$9,629	683	\$12,658	630	\$15,481

Industry	Taxpayer Base Rent*							
	\$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	87	\$2,534	127	\$4,423	215	\$10,334	107	\$7,403
Real Estate	16	470	24	833	42	2,039	19	1,228
Services	212	6,000	300	10,198	421	19,689	202	13,453
Information	24	668	38	1,357	61	2,825	34	2,288
Trade	97	2,643	125	4,214	181	8,415	97	6,417
Manufacturing	15	441	19	665	33	1,547	19	1,246
Other	22	587	39	1,356	19	866	12	759
TOTAL	473	\$13,343	672	\$23,046	972	\$45,716	490	\$32,793

Industry	Taxpayer Base Rent*			
	\$2,000,000 and Over		Total	
	Taxpayers	Liability (000)	Taxpayers	Liability (000)
Finance & Insurance	438	\$228,408	1,632	\$261,173
Real Estate	62	18,930	310	25,215
Services	671	204,967	3,978	276,184
Information	174	79,926	547	89,596
Trade	385	166,866	1,791	197,790
Manufacturing	84	30,563	335	36,568
Other	21	3,715	388	10,466
TOTAL	1,835	\$733,375	8,981	\$896,992

*Base rent is the total base rent for all premises occupied by a taxpayer.

**COMMERCIAL RENT TAX
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**Table 5
DISTRIBUTION OF TAXPAYERS BY ZIP CODE
FOR TAXPAYERS WITH ONE PREMISES**

Zip Code	Premises	% of Total	Liability (000)	% of Total	Median Taxpayer Liability
10001	468	6.1 %	\$18,285	4.3 %	\$18,751
10002	36	0.5	734	0.2	12,328
10003	204	2.6	7,490	1.8	24,471
10004	137	1.8	4,327	1.0	19,097
10005	139	1.8	5,503	1.3	21,571
10006	72	0.9	1,482	0.3	14,217
10007	37	0.5	1,142	0.3	23,415
10009	11	0.1	194	0.0	13,434
10010	279	3.6	7,283	1.7	18,327
10011	249	3.2	8,646	2.0	17,789
10012	232	3.0	5,514	1.3	14,212
10013	223	2.9	8,347	2.0	19,685
10014	156	2.0	6,583	1.5	24,761
10016	456	5.9	14,942	3.5	20,619
10017	656	8.5	31,282	7.3	24,569
10018	571	7.4	20,005	4.7	22,017
10019	655	8.5	46,884	11.0	25,965
10020	111	1.4	12,609	3.0	34,940
10021	109	1.4	2,785	0.7	19,864
10022	958	12.4	49,551	11.6	24,175
10023	72	0.9	2,412	0.6	17,542
10024	42	0.5	1,157	0.3	14,352
10025	20	0.3	481	0.1	19,726
10028	72	0.9	1,354	0.3	980
10036	500	6.5	36,854	8.6	28,058
10038	85	1.1	2,184	0.5	20,703
10041	10	0.1	907	0.2	62,046
10055	12	0.2	1,033	0.2	27,710
10065	125	1.6	3,931	0.9	23,128
10075	41	0.5	1,199	0.3	8,734
10103	12	0.2	41,385	9.7	107,017

(continued)

**COMMERCIAL RENT TAX
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**Table 5 (continued)
DISTRIBUTION OF TAXPAYERS BY ZIP CODE
FOR TAXPAYERS WITH ONE PREMISES**

Zip Code	Premises	% of Total	Liability (000)	% of Total	Median Taxpayer Liability
10104	18	0.2	\$3,475	0.8	\$90,840
10105	18	0.2	2,814	0.7	86,792
10106	24	0.3	948	0.2	30,138
10110	23	0.3	676	0.2	19,278
10111	16	0.2	1,935	0.5	55,079
10112	12	0.2	2,101	0.5	142,353
10118	45	0.6	3,829	0.9	26,326
10119	48	0.6	1,776	0.4	28,983
10121	14	0.2	2,372	0.6	94,011
10123	10	0.1	97	0.0	8,274
10128	41	0.5	677	0.2	11,750
10151	19	0.2	1,018	0.2	32,566
10152	28	0.4	2,101	0.5	50,858
10153	27	0.4	3,852	0.9	89,855
10155	20	0.3	402	0.1	18,183
10165	37	0.5	1,074	0.3	20,116
10166	19	0.2	5,480	1.3	90,440
10167	20	0.3	4,208	1.0	132,405
10168	11	0.1	218	0.1	15,955
10169	24	0.3	1,720	0.4	41,417
10170	18	0.2	538	0.1	21,743
10171	11	0.1	632	0.1	41,596
10172	18	0.2	1,964	0.5	65,516
10173	13	0.2	1,083	0.3	27,415
10174	18	0.2	1,147	0.3	35,032
10175	19	0.2	390	0.1	18,834
10176	18	0.2	654	0.2	25,124
10177	15	0.2	715	0.2	26,109
10178	16	0.2	1,636	0.4	40,938
10271	13	0.2	554	0.1	19,742
10279	10	0.1	171	0.0	10,957
10281	30	0.4	3,631	0.8	41,825
Other/Not Available	282	3.7	27,008	6.3	32,248
TOTAL	7,705	100.0%	\$427,380	100.0 %	\$23,454

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**Table 6
DISTRIBUTION OF TAXPAYERS BY NUMBER OF PREMISES PER TAXPAYER**

Number of Premises per Taxpayer	Taxpayers	% of Total	Liability (000)	% of Total	Median Taxpayer Liability
1	7,705	85.8%	\$427,380	47.6 %	\$23,454
2	730	8.1	126,236	14.1	62,608
3	231	2.6	80,730	9.0	125,158
4	91	1.0	34,004	3.8	190,807
5	57	0.6	30,780	3.4	305,122
6	34	0.4	20,090	2.2	273,984
7	23	0.3	19,471	2.2	893,635
8	21	0.2	20,057	2.2	498,911
9	18	0.2	9,688	1.1	448,483
10 - 15	32	0.4	29,249	3.3	569,904
16 - 20	15	0.2	18,352	2.0	734,191
21+	24	0.3	80,955	9.0	2,793,318
TOTAL	8,981	100.0%	\$896,992	100.0 %	\$26,600

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**Table 7
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	1,418	18.4 %	1,418	18.4 %	\$135,540	31.7 %	\$30,785	\$30,785
Real Estate	285	3.7	285	3.7	14,111	3.3	25,953	25,953
Services	3,593	46.6	3,593	46.6	180,271	42.2	22,550	22,550
Information	419	5.4	419	5.4	24,889	5.8	28,196	28,196
Trade	1,360	17.7	1,360	17.7	48,956	11.5	20,502	20,502
Manufacturing	267	3.5	267	3.5	15,523	3.6	23,757	23,757
Other	363	4.7	363	4.7	8,090	1.9	16,372	16,372
TOTAL	7,705	100.0 %	7,705	100.0 %	\$427,380	100.0 %	\$23,454	\$23,454

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	214	16.8 %	1,035	19.3 %	\$125,632	26.8 %	\$145,001	\$49,017
Real Estate	25	2.0	89	1.7	11,104	2.4	201,084	41,877
Services	385	30.2	1,484	27.7	95,913	20.4	73,459	19,048
Information	128	10.0	563	10.5	64,707	13.8	185,465	33,563
Trade	431	33.8	1,873	35.0	148,834	31.7	105,286	33,880
Manufacturing	68	5.3	252	4.7	21,045	4.5	107,293	30,190
Other	25	2.0	61	1.1	2,376	0.5	50,023	17,772
TOTAL	1,276	100.0 %	5,357	100.0 %	\$469,612	100.0 %	\$103,600	\$30,230

Industry	All Taxpayers							
	Taxpayers	% of Total	Premises	% of Total	Taxpayer Liability (000)	% of Total	Median Taxpayer Liability	Median Premises Liability
Finance and Insurance	1,632	18.2 %	2,453	18.8 %	\$261,173	29.1 %	\$34,924	\$36,514
Real Estate	310	3.5	374	2.9	25,215	2.8	29,347	29,543
Services	3,978	44.3	5,077	38.9	276,184	30.8	24,432	21,481
Information	547	6.1	982	7.5	89,596	10.0	38,000	31,189
Trade	1,791	19.9	3,233	24.8	197,790	22.1	26,185	26,422
Manufacturing	335	3.7	519	4.0	36,568	4.1	27,640	26,521
Other	388	4.3	424	3.2	10,466	1.2	17,421	16,674
TOTAL	8,981	100.0 %	13,062	100.0 %	\$896,992	100.0 %	\$26,600	\$25,533

**COMMERCIAL RENT TAX
TAX YEAR 2019**

**Table 8
DISTRIBUTION OF PREMISES BY BASE RENT**

Premises Base Rent	Premises	% of Total	Liability (000)	% of Total	Median Premises Liability
Less than \$250,000*	590	4.5 %	\$2,577	0.3 %	\$4,076
\$250,000 - \$274,999	513	3.9	974	0.1	544
\$275,000 - \$299,999	530	4.1	2,682	0.3	5,787
\$300,000 - \$349,999	984	7.5	6,883	0.8	11,748
\$350,000 - \$399,999	870	6.7	7,582	0.8	13,888
\$400,000 - \$449,999	748	5.7	7,949	0.9	15,918
\$450,000 - \$499,999	741	5.7	9,538	1.1	17,854
\$500,000 - \$549,999	591	4.5	10,156	1.1	19,964
\$550,000 - \$599,999	440	3.4	9,854	1.1	22,382
\$600,000 - \$699,999	884	6.8	22,319	2.5	25,179
\$700,000 - \$799,999	689	5.3	20,103	2.2	29,112
\$800,000 - \$899,999	525	4.0	17,335	1.9	32,905
\$900,000 - \$999,999	472	3.6	17,463	1.9	36,945
\$1,000,000 - \$1,499,999	1,409	10.8	67,212	7.5	47,210
\$1,500,000 - \$1,999,999	824	6.3	55,251	6.2	66,524
\$2,000,000 - \$2,999,999	789	6.0	74,905	8.4	93,461
\$3,000,000 - \$3,999,999	399	3.1	53,572	6.0	132,982
\$4,000,000 - \$4,999,999	253	1.9	43,703	4.9	171,350
\$5,000,000 - \$9,999,999	445	3.4	118,326	13.2	252,774
\$10,000,000 and Over	366	2.8	348,607	38.9	637,829
TOTAL	13,062	100.0 %	\$896,992	100.0 %	\$25,533

*The premises in this rent range are partial-year filers, with annualized base rent greater than \$250,000.

**COMMERCIAL RENT TAX
TAX YEAR 2019**

**Table 9
DISTRIBUTION OF PREMISES BY BASE RENT
FOR TAXPAYERS WITH ONE PREMISES**

Premises Base Rent	Premises	% of Total	Liability (000)	% of Total	Median Premises Liability
Less than \$250,000*	209	2.7 %	\$957	0.2 %	\$4,362
\$250,000 - \$274,999	350	4.5	541	0.1	0
\$275,000 - \$299,999	344	4.5	1,303	0.3	510
\$300,000 - \$349,999	701	9.1	3,839	0.9	508
\$350,000 - \$399,999	592	7.7	3,965	0.9	2,774
\$400,000 - \$449,999	505	6.6	4,421	1.0	12,183
\$450,000 - \$499,999	472	6.1	4,956	1.2	17,651
\$500,000 - \$549,999	384	5.0	6,193	1.4	19,747
\$550,000 - \$599,999	275	3.6	6,150	1.4	22,322
\$600,000 - \$699,999	583	7.6	14,721	3.4	25,177
\$700,000 - \$799,999	421	5.5	12,274	2.9	29,048
\$800,000 - \$899,999	330	4.3	10,904	2.6	32,925
\$900,000 - \$999,999	278	3.6	10,275	2.4	36,957
\$1,000,000 - \$1,499,999	801	10.4	38,146	8.9	47,076
\$1,500,000 - \$1,999,999	387	5.0	26,051	6.1	66,679
\$2,000,000 - \$2,999,999	416	5.4	39,589	9.3	94,133
\$3,000,000 - \$3,999,999	206	2.7	27,624	6.5	133,017
\$4,000,000 - \$4,999,999	105	1.4	18,274	4.3	173,483
\$5,000,000 - \$9,999,999	204	2.6	54,822	12.8	255,242
\$10,000,000 and Over	142	1.8	142,376	33.3	594,536
TOTAL	7,705	100.0 %	\$427,380	100.0 %	\$23,454

*The premises in this range are partial-year filers, with annualized base rent greater than \$250,000.

**COMMERCIAL RENT TAX
TAX YEAR 2019**

**Table 10
DISTRIBUTION OF PREMISES BY BASE RENT
FOR TAXPAYERS WITH TWO OR MORE PREMISES**

Premises Base Rent	Premises	% of Total	Liability (000)	% of Total	Median Premises Liability
Less than \$250,000	381	7.1 %	\$1,620	0.3 %	\$3,920
\$250,000 - \$274,999	163	3.0	433	0.1	2,028
\$275,000 - \$299,999	186	3.5	1,379	0.3	8,108
\$300,000 - \$349,999	283	5.3	3,044	0.6	12,539
\$350,000 - \$399,999	278	5.2	3,617	0.8	14,491
\$400,000 - \$449,999	243	4.5	3,529	0.8	16,422
\$450,000 - \$499,999	269	5.0	4,582	1.0	18,102
\$500,000 - \$549,999	207	3.9	3,963	0.8	20,250
\$550,000 - \$599,999	165	3.1	3,703	0.8	22,493
\$600,000 - \$699,999	301	5.6	7,599	1.6	25,199
\$700,000 - \$799,999	268	5.0	7,829	1.7	29,255
\$800,000 - \$899,999	195	3.6	6,431	1.4	32,890
\$900,000 - \$999,999	194	3.6	7,188	1.5	36,909
\$1,000,000 - \$1,499,999	608	11.3	29,066	6.2	47,378
\$1,500,000 - \$1,999,999	437	8.2	29,200	6.2	66,235
\$2,000,000 - \$2,999,999	373	7.0	35,316	7.5	92,668
\$3,000,000 - \$3,999,999	193	3.6	25,948	5.5	132,863
\$4,000,000 - \$4,999,999	148	2.8	25,429	5.4	168,465
\$5,000,000 - \$9,999,999	241	4.5	63,503	13.5	252,522
\$10,000,000 and Over	224	4.2	206,231	43.9	674,473
TOTAL	5,357	100.0 %	\$469,612	100.0 %	\$30,230

*The premises in this range are partial-year filers, with annualized base rents greater than \$250,000.

**COMMERCIAL RENT TAX
TAX YEAR 2019**

**Table 11
DISTRIBUTION OF PREMISES BY INDUSTRY**

Industry	Premises	% of Total	Liability (000)	% of Total	Median Premises Liability
FINANCE & INSURANCE	2,453	18.8 %	\$261,173	29.1 %	\$36,514
Credit Agencies	799	6.1	82,720	9.2	47,188
Funds and Trusts	50	0.4	42,624	4.8	28,281
Insurance	194	1.5	17,638	2.0	40,560
Securities/Commodities	1,410	10.8	118,191	13.2	30,980
REAL ESTATE	374	2.9	25,215	2.8	29,543
SERVICES	5,077	38.9	276,184	30.8	21,481
Legal Services	634	4.9	87,937	9.8	34,623
Accounting	126	1.0	16,335	1.8	24,864
Holding Companies	73	0.6	7,802	0.9	30,162
Prof./Tech./Managerial	1,524	11.7	84,934	9.5	24,186
Accommodations	28	0.2	1,531	0.2	27,405
Amusement	166	1.3	8,006	0.9	31,696
Food Services	1,250	9.6	25,696	2.9	16,410
Performing Arts/Museums	162	1.2	10,017	1.1	28,137
Administrative Support	207	1.6	8,645	1.0	25,684
Education	114	0.9	4,589	0.5	24,243
Health Care	182	1.4	5,127	0.6	18,091
Personal Services	424	3.2	9,950	1.1	16,715
Rental/Leasing	123	0.9	2,780	0.3	5,850
Miscellaneous Other	64	0.5	2,833	0.3	23,868
INFORMATION	982	7.5	89,596	10.0	31,189
Broadcasting/Telecom	347	2.7	31,630	3.5	33,312
Information Services/Data	280	2.1	29,042	3.2	29,717
Movies/Video/Sound	176	1.3	13,798	1.5	22,541
Publishing	179	1.4	15,127	1.7	31,929
TRADE	3,233	24.8	197,790	22.1	26,422
Durable Wholesale	405	3.1	16,196	1.8	18,603
Non-Durable Wholesale	488	3.7	26,731	3.0	24,822
Retail	2,340	17.9	154,864	17.3	28,471
MANUFACTURING	519	4.0	36,568	4.1	26,521
Textiles/Apparel/Leather	175	1.3	8,239	0.9	25,450
Food/Beverage	29	0.2	2,049	0.2	30,190
Printing	25	0.2	792	0.1	29,480
Other Manufacturing	290	2.2	25,489	2.8	25,624
OTHER	424	3.2	10,466	1.2	16,674
Construction	78	0.6	2,484	0.3	19,091
Transportation	63	0.5	3,093	0.3	23,657
Not Available/Other	283	2.2	4,888	0.5	13,947
TOTAL	13,062	100.0 %	\$896,992	100.0 %	\$25,533

**COMMERCIAL RENT TAX
TAX YEAR 2019**

**Table 12
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	443	\$3,018	216	\$2,848	156	\$3,143
Real Estate	88	603	28	266	38	763
Services	1,601	8,432	684	7,812	434	8,318
Information	251	1,654	72	924	58	1,210
Trade	795	4,952	368	3,999	259	4,952
Manufacturing	137	944	62	858	39	752
Other	172	1,096	59	779	47	872
TOTAL	3,487	\$20,699	1,489	\$17,487	1,031	\$20,010

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	140	\$3,564	127	\$3,703	202	\$7,059
Real Estate	21	524	18	529	32	1,118
Services	365	9,201	257	7,493	355	12,309
Information	60	1,524	50	1,466	80	2,838
Trade	234	5,887	181	5,275	251	8,788
Manufacturing	30	766	31	912	37	1,291
Other	34	854	25	726	40	1,395
TOTAL	884	\$22,319	689	\$20,103	997	\$34,798

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	580	\$32,659	589	\$205,179	2,453	\$261,173
Real Estate	82	4,331	67	17,081	374	25,215
Services	712	38,174	669	184,445	5,077	276,184
Information	178	9,863	233	70,117	982	89,596
Trade	576	31,686	569	132,252	3,233	197,790
Manufacturing	78	4,315	105	26,729	519	36,568
Other	27	1,435	20	3,309	424	10,466
TOTAL	2,233	\$122,463	2,252	\$639,112	13,062	\$896,992

**COMMERCIAL RENT TAX
TAX YEAR 2019**

**Table 13
DISTRIBUTION OF PREMISES BY ZIP CODE**

Zip Code	Premises	% of Total	Liability (000)	% of Total	Median Premises Liability
10001	762	5.8 %	\$43,952	4.9 %	\$22,039
10002	82	0.6	2,805	0.3	15,863
10003	424	3.2	22,080	2.5	26,280
10004	208	1.6	9,995	1.1	21,745
10005	208	1.6	15,306	1.7	26,489
10006	103	0.8	3,022	0.3	16,654
10007	110	0.8	6,448	0.7	27,258
10009	25	0.2	662	0.1	26,117
10010	492	3.8	25,887	2.9	21,943
10011	476	3.6	21,864	2.4	22,714
10012	502	3.8	18,266	2.0	20,942
10013	423	3.2	19,874	2.2	22,313
10014	296	2.3	16,622	1.9	24,605
10016	656	5.0	23,998	2.7	23,353
10017	957	7.3	60,516	6.7	26,791
10018	827	6.3	39,778	4.4	22,426
10019	993	7.6	90,357	10.1	27,942
10020	178	1.4	22,775	2.5	46,920
10021	232	1.8	9,417	1.0	26,082
10022	1,400	10.7	106,799	11.9	27,670
10023	213	1.6	12,084	1.3	24,463
10024	115	0.9	3,836	0.4	22,755
10025	50	0.4	1,714	0.2	24,073
10028	160	1.2	5,199	0.6	21,633
10036	815	6.2	80,387	9.0	29,311
10038	147	1.1	6,814	0.8	23,122
10041	13	0.1	1,171	0.1	65,564
10055	14	0.1	1,699	0.2	49,358
10065	234	1.8	12,130	1.4	28,373
10075	81	0.6	2,784	0.3	19,354
10103	19	0.1	43,858	4.9	120,352
10104	24	0.2	5,364	0.6	85,401
10105	32	0.2	6,061	0.7	76,048
10106	28	0.2	1,572	0.2	30,138

(continued)

**COMMERCIAL RENT TAX
TAX YEAR 2019**

**Table 13 (continued)
DISTRIBUTION OF PREMISES BY ZIP CODE**

Zip Code	Premises	% of Total	Liability (000)	% of Total	Median Premises Liability
10110	27	0.2	\$1,197	0.1	\$19,278
10111	23	0.2	2,755	0.3	57,668
10112	26	0.2	5,397	0.6	41,794
10118	67	0.5	6,022	0.7	27,896
10119	81	0.6	4,239	0.5	30,993
10121	21	0.2	3,115	0.3	91,922
10123	12	0.1	173	0.0	16,673
10128	81	0.6	1,956	0.2	19,597
10151	26	0.2	1,221	0.1	29,567
10152	31	0.2	3,462	0.4	67,861
10153	34	0.3	8,720	1.0	94,430
10155	26	0.2	600	0.1	19,794
10165	43	0.3	1,307	0.1	20,116
10166	30	0.2	9,230	1.0	84,285
10167	36	0.3	6,978	0.8	133,932
10168	15	0.1	467	0.1	20,961
10169	31	0.2	1,931	0.2	33,622
10170	27	0.2	956	0.1	24,018
10171	19	0.1	1,115	0.1	38,415
10172	27	0.2	6,066	0.7	83,425
10173	19	0.1	1,726	0.2	33,224
10174	28	0.2	1,667	0.2	36,362
10175	25	0.2	742	0.1	26,273
10176	20	0.2	680	0.1	24,799
10177	17	0.1	844	0.1	36,804
10178	18	0.1	2,674	0.3	44,963
10271	17	0.1	866	0.1	28,246
10279	12	0.1	195	0.0	10,957
10281	62	0.5	6,033	0.7	32,423
Other/Not Available	862	6.6	69,564	7.8	32,058
TOTAL	13,062	100.0 %	\$896,992	100.0 %	\$25,533

**COMMERCIAL RENT TAX
TAX YEAR 2019**

**Table 14
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	238	\$1,327	99	\$1,238	143	\$3,288	65	\$2,172
10003	99	500	50	561	85	2,037	59	1,997
10004	65	455	28	393	33	743	26	861
10005	57	308	24	300	35	846	16	546
10010	153	902	58	706	106	2,435	51	1,732
10011	141	722	65	769	75	1,679	36	1,222
10012	155	826	72	784	97	2,205	60	2,035
10013	136	759	39	374	75	1,579	35	1,175
10014	92	490	30	362	48	1,127	35	1,179
10016	198	1,239	85	1,004	125	2,917	77	2,593
10017	228	1,327	114	1,347	176	4,103	109	3,675
10018	249	1,613	102	1,169	179	4,186	81	2,754
10019	242	1,364	117	1,108	156	3,632	100	3,387
10020	30	204	18	260	21	483	15	520
10021	71	381	23	211	32	752	28	941
10022	352	2,214	138	1,611	238	5,378	147	4,999
10023	60	319	27	295	37	905	20	648
10024	41	229	10	72	19	421	10	329
10028	48	179	25	262	34	793	14	481
10036	189	1,061	77	843	140	3,249	59	1,989
10038	49	265	12	147	26	615	15	497
10065	53	342	26	195	44	1,045	22	742

(continued)

**COMMERCIAL RENT TAX
TAX YEAR 2019**

**Table 14 (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	96	\$5,396	121	\$30,530	762	\$43,952
10003	70	3,561	61	13,425	424	22,080
10004	32	1,766	24	5,776	208	9,995
10005	38	1,929	38	11,377	208	15,306
10010	77	4,269	47	15,843	492	25,887
10011	90	4,864	69	12,608	476	21,864
10012	59	3,242	59	9,174	502	18,266
10013	73	3,971	65	12,016	423	19,874
10014	46	2,362	45	11,102	296	16,622
10016	105	5,822	66	10,422	656	23,998
10017	160	8,775	170	41,289	957	60,516
10018	124	6,590	92	23,466	827	39,778
10019	173	9,614	205	71,252	993	90,357
10020	28	1,584	66	19,724	178	22,775
10021	50	2,688	28	4,445	232	9,417
10022	267	14,705	258	77,893	1,400	106,799
10023	35	1,951	34	7,967	213	12,084
10024	25	1,418	10	1,367	115	3,836
10028	26	1,460	13	2,025	160	5,199
10036	135	7,514	215	65,730	815	80,387
10038	26	1,375	19	3,915	147	6,814
10065	50	2,814	39	6,992	234	12,130

**COMMERCIAL RENT TAX
TAX YEAR 2019**

**Table 15
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	78	\$549	30	\$454	46	\$1,077	25	\$855
10003	45	339	24	400	36	864	36	1,235
10010	55	417	20	283	44	1,067	22	726
10011	53	419	26	424	34	769	17	570
10012	67	507	27	442	55	1,269	31	1,051
10013	60	476	13	190	27	617	17	565
10014	45	318	15	235	19	439	16	536
10016	52	440	21	357	39	911	22	736
10017	67	420	27	413	44	1,060	29	993
10018	85	659	26	373	41	984	23	771
10019	78	639	27	375	51	1,207	33	1,121
10021	31	249	10	154	16	380	12	403
10022	99	900	30	533	48	1,116	41	1,412
10023	35	297	17	258	21	532	14	448
10036	80	513	21	297	41	980	21	686

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	41	\$2,364	74	\$20,367	294	\$25,667
10003	35	1,760	44	9,992	220	14,590
10010	40	2,324	32	13,788	213	18,603
10011	52	2,869	45	8,166	227	13,218
10012	48	2,727	42	6,757	270	12,752
10013	40	2,194	43	7,486	200	11,528
10014	22	1,147	23	7,364	140	10,040
10016	36	1,950	30	4,662	200	9,056
10017	59	3,365	75	22,984	301	29,234
10018	45	2,306	36	14,680	256	19,772
10019	65	3,727	84	36,403	338	43,473
10021	34	1,850	20	3,596	123	6,633
10022	89	4,879	135	48,408	442	57,248
10023	26	1,455	28	6,682	141	9,672
10036	53	2,934	99	38,121	315	43,533

**COMMERCIAL RENT TAX
TAX YEAR 2019**

**Table 16
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
Finance & Insurance				Real Estate			
10001	48	\$3,272	\$33,935	10001	24	\$2,092	\$46,741
10002	15	361	20,097	10011	12	790	41,607
10003	44	1,975	31,032	10016	20	1,007	30,843
10004	33	2,942	30,447	10017	38	1,851	21,428
10005	70	9,256	31,713	10018	16	857	32,822
10006	20	1,280	30,785	10019	54	6,375	30,152
10007	21	1,192	38,181	10022	52	1,998	26,151
10010	52	7,299	30,056	10036	17	1,155	50,110
10011	27	1,067	22,354	10065	11	509	15,358
10012	11	373	21,724	Services			
10013	47	3,608	46,784	10001	303	10,676	17,358
10014	18	897	30,254	10002	31	528	12,215
10016	73	2,511	27,681	10003	176	5,869	21,150
10017	275	17,932	32,699	10004	121	5,113	18,950
10018	73	12,112	37,135	10005	102	5,013	23,345
10019	251	27,833	39,087	10006	59	933	12,213
10020	61	8,267	54,019	10007	41	1,547	22,116
10021	14	777	54,392	10010	225	6,906	19,073
10022	507	30,807	30,757	10011	195	6,041	16,958
10023	22	1,126	47,421	10012	150	3,459	12,626
10024	10	679	52,735	10013	151	6,692	17,334
10025	10	498	40,765	10014	131	5,836	21,987
10028	13	666	39,592	10016	299	9,929	19,131
10036	150	12,887	42,305	10017	404	25,650	24,569
10038	32	2,589	28,356	10018	288	10,385	20,480
10065	31	1,409	33,154	10019	397	29,662	23,902
10104	10	3,067	101,264	10020	62	8,429	34,833
10105	17	4,400	72,371	10021	82	1,745	14,807
10106	15	708	30,926	10022	418	28,523	23,992
10111	12	1,441	55,882	10023	72	2,248	18,261
10151	12	633	33,451	10024	52	1,309	15,304
10152	16	2,651	86,899	10025	22	537	18,657
10153	23	3,641	89,855	10028	65	920	8,773
10165	11	466	32,573	10036	362	36,172	27,126
10166	11	2,873	49,219	10038	67	2,407	16,783
10167	26	5,675	132,405	10065	61	1,717	18,149
10171	11	765	28,224	10075	25	961	13,265
10172	18	5,305	90,584	10105	12	1,465	70,542
10281	12	2,737	76,808	10110	11	419	22,527
				10112	12	3,312	119,364

(continued)

**COMMERCIAL RENT TAX
TAX YEAR 2019**

**Table 16 (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	Zip Code	Premises	Liability (000)	Median Premises Liability
Services (continued)				Trade (continued)			
10118	28	\$3,179	\$28,661	10006	12	\$359	\$18,820
10119	44	2,158	31,577	10007	35	3,145	24,570
10121	13	1,895	59,112	10009	12	397	33,515
10128	34	731	19,838	10010	119	4,811	23,400
10152	10	735	77,130	10011	158	7,990	26,493
10165	21	425	14,036	10012	262	11,493	24,924
10166	12	4,555	183,126	10013	130	3,796	21,397
10167	10	1,303	139,361	10014	83	3,494	21,797
10169	19	981	39,339	10016	123	4,002	25,994
10170	10	256	17,341	10017	142	8,376	29,576
10174	12	962	38,464	10018	274	10,014	20,887
10175	11	264	29,146	10019	179	15,882	28,768
10281	27	2,250	30,705	10020	27	2,716	49,847
Information				10021	121	6,013	30,286
10001	98	6,322	30,321	10022	298	30,665	32,423
10003	35	5,717	33,244	10023	80	5,228	22,367
10004	31	1,192	27,261	10024	47	1,712	24,991
10005	12	302	27,111	10025	12	421	28,052
10010	58	5,088	25,550	10028	70	3,203	26,509
10011	67	5,511	41,085	10036	132	12,826	28,643
10012	23	974	28,196	10038	20	943	23,842
10013	61	4,403	36,302	10065	113	8,129	41,555
10014	28	4,573	42,519	10075	39	1,091	24,658
10016	57	3,000	29,112	10118	12	1,386	37,993
10017	50	2,927	24,760	10119	11	747	25,521
10018	48	1,308	25,053	10128	32	788	18,619
10019	53	6,605	36,652	10155	11	262	18,356
10020	11	2,264	96,717	10281	18	450	18,650
10022	38	8,913	36,328	Manufacturing			
10023	21	2,308	41,484	10001	37	2,589	24,991
10036	102	15,189	38,025	10010	22	1,484	32,741
10038	18	674	29,810	10012	32	1,523	23,343
10118	12	978	33,725	10013	19	852	15,600
Trade				10014	18	1,287	41,021
10001	214	17,973	25,027	10016	54	3,052	26,571
10002	24	1,639	18,494	10017	22	3,359	26,634
10003	145	7,667	31,596	10018	87	3,635	24,005
10005	11	357	28,888	10019	28	3,205	42,280
				10022	38	5,005	28,185

(continued)

**COMMERCIAL RENT TAX
TAX YEAR 2019**

**Table 16 (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
Manufacturing (continued)			
10036	28	\$1,434	\$26,377
Other			
10001	38	1,028	17,417
10010	11	169	10,853
10012	18	314	14,619
10013	10	150	14,285
10014	13	405	21,607
10016	30	497	11,553
10017	26	421	13,431
10018	41	1,468	20,672
10019	31	796	17,905
10022	49	889	16,310
10036	24	724	17,971

**COMMERCIAL RENT TAX
TAX YEAR 2019**

**Table 17
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	Zip Code	Premises	Liability (000)	Median Premises Liability
Finance & Insurance				Services (continued)			
10001	33	\$2,909	\$43,534	10021	27	\$534	\$14,853
10002	14	352	21,123	10022	85	8,178	23,290
10003	34	1,511	30,323	10023	32	723	17,460
10004	13	2,140	27,566	10024	24	522	15,435
10005	33	7,603	52,389	10028	23	391	17,746
10007	21	1,192	38,181	10036	105	15,035	22,511
10010	31	6,678	43,217	10038	19	1,364	15,767
10011	21	687	22,354	10065	22	970	23,181
10013	37	3,215	46,862	10119	16	1,254	38,161
10016	34	1,219	29,332	10281	11	684	21,246
10017	87	7,269	35,256	Information			
10018	30	9,751	49,610	10001	52	4,270	37,582
10019	68	13,509	64,556	10003	18	4,578	34,224
10020	21	3,775	116,058	10004	16	730	37,269
10021	14	777	54,392	10010	24	3,636	29,118
10022	127	13,359	50,718	10011	43	4,253	57,408
10023	21	1,119	50,879	10012	12	521	30,768
10024	10	679	52,735	10013	44	3,274	30,815
10025	10	498	40,765	10014	15	3,838	71,084
10028	12	649	45,168	10016	23	1,905	61,167
10036	54	5,395	43,284	10017	29	2,146	36,680
10038	20	2,115	29,655	10018	19	566	28,465
10065	13	607	36,617	10019	35	4,539	31,856
Real Estate				10022	19	7,745	32,449
10019	11	5,020	39,143	10023	18	2,195	56,930
Services				10036	69	11,629	31,726
10001	89	2,778	17,719	Trade			
10003	56	2,070	17,212	10001	96	13,522	50,862
10004	35	2,632	23,362	10002	14	1,477	35,893
10005	23	1,666	28,768	10003	104	5,937	38,000
10007	12	565	18,307	10007	31	3,094	25,083
10010	88	3,819	19,457	10010	58	3,307	28,591
10011	55	1,599	17,467	10011	101	6,113	36,615
10012	43	1,076	13,015	10012	175	9,492	29,763
10013	42	2,127	17,785	10013	56	2,121	25,170
10014	34	1,917	18,066	10014	63	2,686	21,658
10016	78	2,842	18,990	10016	41	1,509	27,363
10017	94	10,542	23,154	10017	70	6,105	53,082
10018	77	2,880	17,983	10018	98	4,990	23,324
10019	107	6,911	20,858	10019	99	11,551	43,627
10020	16	1,711	29,777	10020	21	2,618	69,543

(continued)

**COMMERCIAL RENT TAX
TAX YEAR 2019**

**Table 17 (continued)
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
Trade (continued)			
10021	74	\$4,612	\$36,264
10022	181	25,555	41,863
10023	62	4,869	27,626
10024	34	1,343	28,293
10025	10	406	41,049
10028	45	2,490	31,524
10036	68	9,853	58,391
10038	14	814	27,429
10065	63	6,099	60,513
10075	23	863	27,773
10128	19	628	19,597
10281	14	344	18,265
Manufacturing			
10001	14	1,811	53,389
10012	27	1,295	25,422
10013	16	583	15,536
10014	16	1,214	41,021
10016	16	1,302	71,938
10017	13	2,711	69,314
10018	21	745	17,697
10019	13	1,779	37,391
10022	20	1,880	36,305
10036	14	1,203	86,922
Other			
10018	10	734	30,083

**COMMERCIAL RENT TAX
TAX YEAR 2019**

**Table 18
DISTRIBUTION OF TAXPAYERS BY INDUSTRY
FOR TAXPAYERS WITH A SMALL BUSINESS TAX CREDIT
INCLUDING ALL PREMISES**

Industry	Taxpayers	% of Total	Liability (000)	% of Total	Median Taxpayer Liability	Taxpayer Small Business Credit		
						Total (000)	% of Total	Median
FINANCE & INSURANCE	247	12.0 %	\$2,129	11.3 %	\$0	\$2,549	10.7 %	\$11,755
Credit Agencies	*	*	*	*	*	*	*	*
Funds and Trusts	*	*	*	*	*	*	*	*
Insurance	10	0.5	729	3.9	1,506	121	0.5	13,718
Securities/Commodities	220	10.7	823	4.3	0	2,231	9.3	11,667
REAL ESTATE	62	3.0	246	1.3	0	619	2.6	11,491
SERVICES	1,063	51.8	3,264	17.3	0	12,097	50.7	12,559
Legal Services	108	5.3	393	2.1	789	1,144	4.8	11,679
Accounting	28	1.4	265	1.4	1,377	281	1.2	10,222
Holding Companies	*	*	*	*	*	*	*	*
Prof./Tech./Managerial	258	12.6	1,285	6.8	0	2,804	11.7	12,042
Accommodations	*	*	*	*	*	*	*	*
Amusement	21	1.0	86	0.5	0	212	0.9	8,864
Food Services	372	18.1	757	4.0	0	4,412	18.5	12,888
Performing Arts/Museums	16	0.8	54	0.3	0	164	0.7	12,663
Administrative Support	27	1.3	106	0.6	1,373	272	1.1	12,369
Education	13	0.6	0	0.0	0	123	0.5	12,323
Health Care	52	2.5	131	0.7	0	514	2.2	11,163
Personal Services	147	7.2	96	0.5	0	1,934	8.1	13,718
Rental/Leasing	*	*	*	*	*	*	*	*
Miscellaneous Other	*	*	*	*	*	*	*	*
INFORMATION	77	3.8	1,013	5.4	0	867	3.6	12,745
Broadcasting/Telecom	10	0.5	576	3.0	1,709	142	0.6	14,917
Information Services/Data	29	1.4	133	0.7	0	332	1.4	11,086
Movies/Video/Sound	15	0.7	221	1.2	2,244	183	0.8	12,769
Publishing	23	1.1	83	0.4	0	210	0.9	7,995
TRADE	467	22.8	10,398	55.0	0	6,138	25.7	13,398
Durable Wholesale	76	3.7	628	3.3	0	999	4.2	12,931
Non-Durable Wholesale	61	3.0	1,266	6.7	0	748	3.1	12,795
Retail	330	16.1	8,504	44.9	0	4,390	18.4	13,727
MANUFACTURING	53	2.6	1,675	8.9	0	650	2.7	12,118
Textiles/Apparel/Leather	19	0.9	692	3.7	0	203	0.9	11,582
Food/Beverage	*	*	*	*	*	*	*	*
Printing	*	*	*	*	*	*	*	*
Other Manufacturing	27	1.3	972	5.1	0	355	1.5	12,480
OTHER	82	4.0	197	1.0	0	952	4.0	12,915
Construction	*	*	*	*	*	*	*	*
Transportation	*	*	*	*	*	*	*	*
Not Available/Other	71	3.5	169	0.9	0	850	3.6	13,131
TOTAL	2,051	100.0 %	\$18,921	100.0 %	\$0	\$23,871	100.0 %	\$12,662

*Numbers cannot be revealed due to confidentiality restrictions.

**COMMERCIAL RENT TAX
TAX YEAR 2019**

**Table 19
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	Taxpayer Small Business Credit		
	Taxpayers	Total	Premises	Total				Total (000)	% of Total	Median
FINANCE & INSURANCE	247	12.0 %	248	11.6 %	\$756	16.3 %	\$0	\$2,549	10.7 %	\$11,755
Credit Agencies	*	*	*	*	*	*	*	*	*	*
Funds and Trusts	*	*	*	*	*	*	*	*	*	*
Insurance	10	0.5	10	0.5	6	0.1	0	121	0.5	13,718
Securities/Commodities	220	10.7	220	10.3	720	15.6	0	2,231	9.3	11,667
REAL ESTATE	62	3.0	62	2.9	219	4.7	0	619	2.6	11,491
SERVICES	1,063	51.8	1,098	51.3	2,261	48.9	0	12,097	50.7	12,559
Legal Services	108	5.3	111	5.2	386	8.3	789	1,144	4.8	11,679
Accounting	28	1.4	30	1.4	135	2.9	474	281	1.2	10,222
Holding Companies	*	*	*	*	*	*	*	*	*	*
Prof./Tech./Managerial	258	12.6	268	12.5	731	15.8	0	2,804	11.7	12,042
Accommodations	*	*	*	*	*	*	*	*	*	*
Amusement	21	1.0	22	1.0	31	0.7	0	212	0.9	8,864
Food Services	372	18.1	384	17.9	607	13.1	0	4,412	18.5	12,888
Performing Arts/Museums	16	0.8	16	0.7	54	1.2	0	164	0.7	12,663
Administrative Support	27	1.3	27	1.3	64	1.4	434	272	1.1	12,369
Education	13	0.6	13	0.6	0	0.0	0	123	0.5	12,323
Health Care	52	2.5	53	2.5	107	2.3	0	514	2.2	11,163
Personal Services	147	7.2	153	7.1	95	2.1	0	1,934	8.1	13,718
Rental/Leasing	*	*	*	*	*	*	*	*	*	*
Miscellaneous Other	*	*	*	*	*	*	*	*	*	*
INFORMATION	77	3.8	83	3.9	234	5.1	0	867	3.6	12,745
Broadcasting/Telecom	10	0.5	11	0.5	26	0.6	0	142	0.6	14,917
Information Services/Data	29	1.4	33	1.5	92	2.0	0	332	1.4	11,086
Movies/Video/Sound	15	0.7	16	0.7	33	0.7	0	183	0.8	12,769
Publishing	23	1.1	23	1.1	83	1.8	0	210	0.9	7,995
TRADE	467	22.8	510	23.8	904	19.5	0	6,138	25.7	13,398
Durable Wholesale	76	3.7	85	4.0	162	3.5	0	999	4.2	12,931
Non-Durable Wholesale	61	3.0	66	3.1	185	4.0	0	748	3.1	12,795
Retail	330	16.1	359	16.8	556	12.0	0	4,390	18.4	13,727
MANUFACTURING	53	2.6	54	2.5	84	1.8	0	650	2.7	12,118
Textiles/Apparel/Leather	19	0.9	19	0.9	15	0.3	0	203	0.9	11,582
Food/Beverage	*	*	*	*	*	*	*	*	*	*
Printing	*	*	*	*	*	*	*	*	*	*
Other Manufacturing	27	1.3	28	1.3	58	1.3	0	355	1.5	12,480
OTHER	82	4.0	85	4.0	166	3.6	0	952	4.0	12,915
Construction	*	*	*	*	*	*	*	*	*	*
Transportation	*	*	*	*	*	*	*	*	*	*
Not Available/Other	71	3.5	74	3.5	137	3.0	0	850	3.6	13,131
TOTAL	2,051	100.0 %	2,140	100.0 %	\$4,624	100.0 %	\$0	\$23,871	100.0 %	\$12,662

*Numbers cannot be revealed due to confidentiality restrictions.

**COMMERCIAL RENT TAX
TAX YEAR 2019**

**Table 20
DISTRIBUTION OF PREMISES BY BASE RENT
FOR PREMISES WITH A SMALL BUSINESS TAX CREDIT**

Premises Base Rent	Premises	% of Total	Liability (000)	% of Total	Median Premises Liability	Small Business Credit (000)	% of Total	Median Small Business Credit
\$250,000 - \$274,999	261	12.2 %	\$54	1.2 %	\$0	\$789	3.3 %	\$2,610
\$275,000 - \$299,999	260	12.1	246	5.3	0	1,971	8.3	7,771
\$300,000 - \$349,999	480	22.4	500	10.8	0	5,564	23.3	12,458
\$350,000 - \$399,999	385	18.0	516	11.1	0	5,102	21.4	14,293
\$400,000 - \$449,999	298	13.9	514	11.1	0	4,399	18.4	16,205
\$450,000 - \$499,999	248	11.6	466	10.1	0	4,130	17.3	18,194
\$500,000 - \$549,999	208	9.7	2,328	50.3	11,857	1,916	8.0	8,668
TOTAL	2,140	100 %	\$4,624	100 %	\$0	\$23,871	100 %	\$12,527

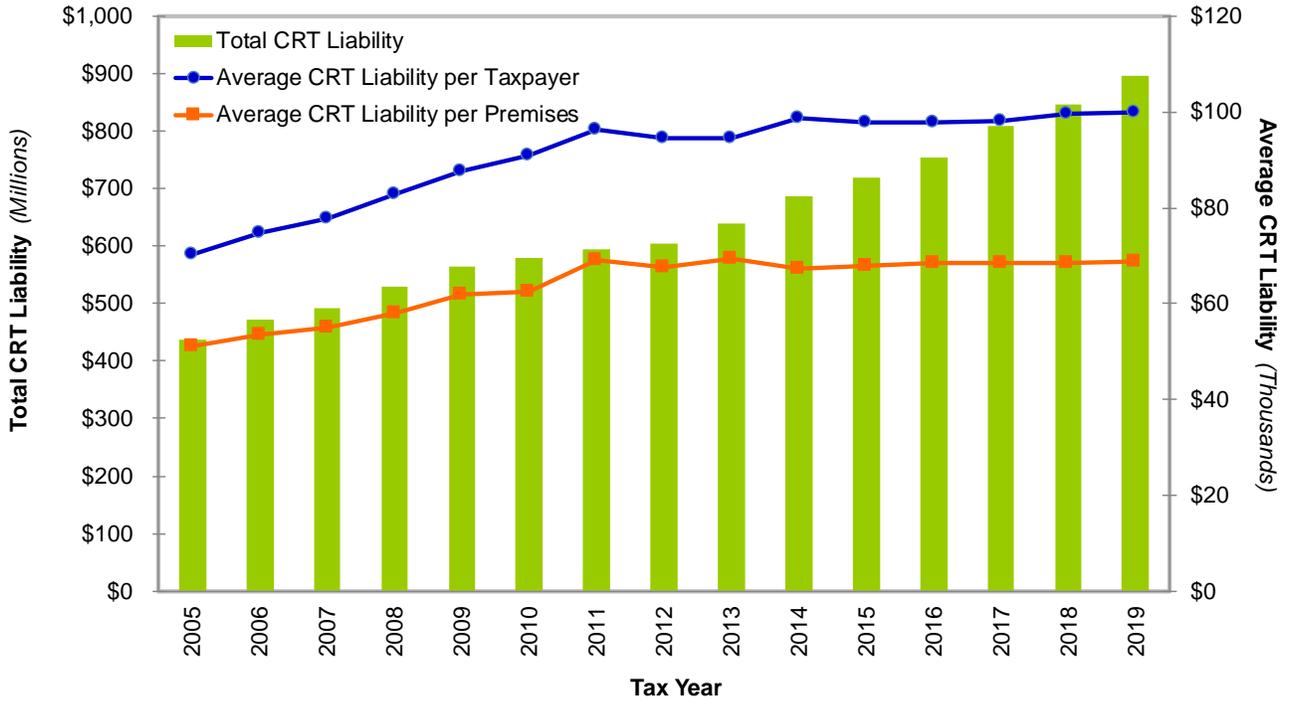
**COMMERCIAL RENT TAX
TAX YEAR 2019**

**Table 21
DISTRIBUTION OF PREMISES BY ZIP CODE
FOR PREMISES WITH A SMALL BUSINESS TAX CREDIT**

Zip Code	Premises	% of Total	Liability (000)	% of Total	Median Premises Liability	Small Business Credit (000)	% of Total	Median Small Business Credit
10001	145	6.8 %	\$329	7.1 %	\$0	\$1,593	6.7 %	\$12,480
10002	17	0.8	3	0.1	0	233	1.0	13,622
10003	69	3.2	84	1.8	0	857	3.6	13,101
10004	34	1.6	125	2.7	0	329	1.4	11,084
10005	25	1.2	31	0.7	0	284	1.2	12,423
10006	23	1.1	25	0.5	0	265	1.1	11,898
10007	13	0.6	46	1.0	0	125	0.5	7,430
10010	97	4.5	292	6.3	0	964	4.0	11,294
10011	99	4.6	209	4.5	0	1,086	4.5	12,636
10012	115	5.4	184	4.0	0	1,308	5.5	12,429
10013	91	4.3	135	2.9	0	1,163	4.9	13,221
10014	53	2.5	80	1.7	0	537	2.2	11,759
10016	130	6.1	399	8.6	0	1,318	5.5	11,942
10017	156	7.3	442	9.6	0	1,701	7.1	12,195
10018	145	6.8	414	8.9	0	1,597	6.7	12,364
10019	173	8.1	261	5.7	0	2,070	8.7	13,317
10020	13	0.6	10	0.2	0	132	0.6	9,829
10021	49	2.3	33	0.7	0	569	2.4	12,870
10022	233	10.9	659	14.3	0	2,427	10.2	11,850
10023	37	1.7	36	0.8	0	464	1.9	13,572
10024	24	1.1	21	0.5	0	291	1.2	12,587
10028	45	2.1	10	0.2	0	541	2.3	12,980
10036	109	5.1	287	6.2	0	1,241	5.2	12,654
10038	22	1.0	23	0.5	0	243	1.0	11,879
10065	40	1.9	84	1.8	0	470	2.0	14,135
10075	21	1.0	34	0.7	0	271	1.1	13,335
10118	11	0.5	0	0.0	0	117	0.5	9,732
10128	23	1.1	14	0.3	0	309	1.3	13,846
Other/Not Available	128	6.0	353	7.6	0	1,368	5.7	12,043
TOTAL	2,140	100.0 %	\$4,624	100.0 %	\$0	\$23,871	100.0 %	\$12,527

COMMERCIAL RENT TAX

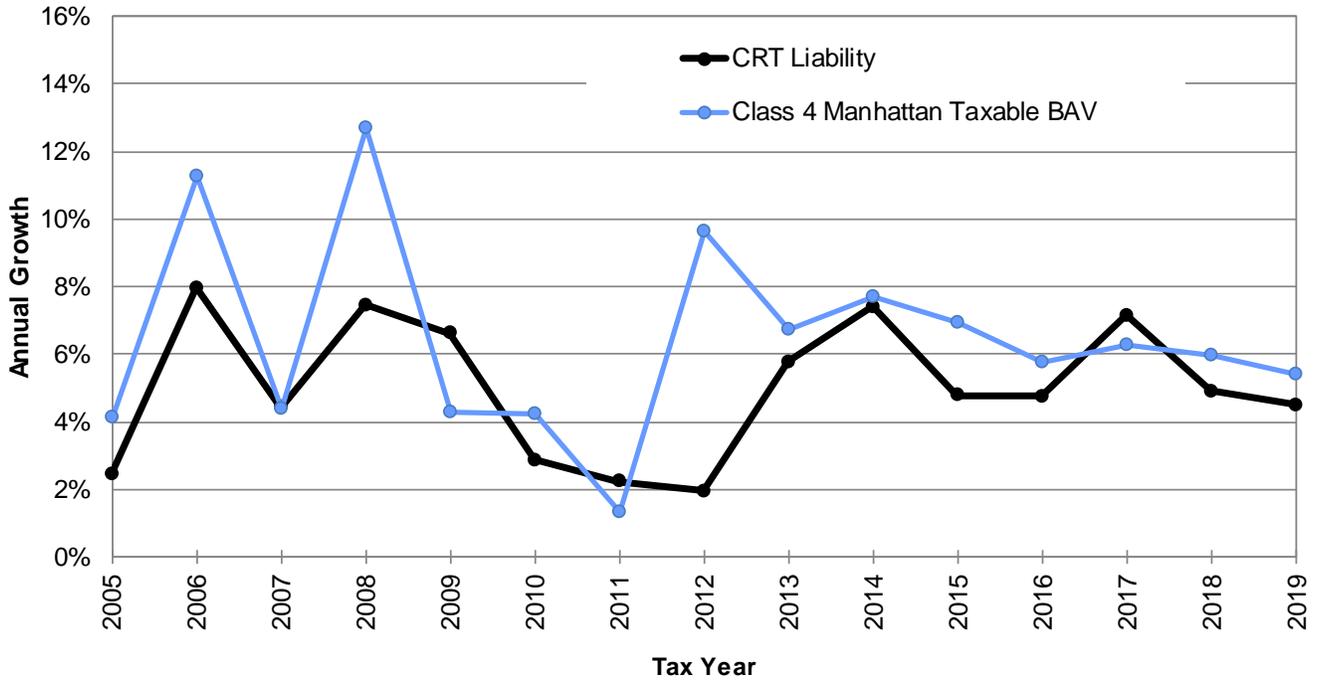
**Figure 1
TAXPAYER AND PREMISES LIABILITY
TY 2005 – TY 2019**



COMMERCIAL RENT TAX

Figure 2
ANNUAL GROWTH OF CRT LIABILITY COMPARED TO
MANHATTAN COMMERCIAL MARKET VALUE
TY 2005 – TY 2019

CRT growth is generally positively correlated with the growth of Manhattan commercial market value, reflecting the fact that the Department of Finance determines commercial market value by capitalizing net rental income.



Note: The CRT tax year is from June 1 to May 31 and the property tax year for the purpose of determining Manhattan commercial market value is from July 1 to 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 less than ten taxpayers are also included under “other/not available” due to taxpayer confidentiality restrictions.

The Small Business Tax Credit took effect at the start of Tax Year 2019. In this report, the credit amount is taken from page 2, line 17, of Form CR-A, the annual CRT return.

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** – credit agencies; 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.