
**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 2021

BILL DE BLASIO, MAYOR

SHERIF SOLIMAN, COMMISSIONER

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**REPORT PREPARED BY THE
DIVISION OF TAX POLICY & DATA ANALYTICS
AUGUST 2021**

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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 2021 (June 1, 2020 – May 31, 2021) 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.

2021 Summary

CRT liability totaled \$836 million in TY 2021, a decline of 3.2 percent from TY 2020. There were 7,337 taxpayers with 10,925 premises. Of the 7,337 taxpayers, 6,277, or 86 percent, had only one premises; their liability was \$384 million, or 46 percent of total liability. The remaining 14 percent of taxpayers accounted for 4,648 premises (43 percent of total premises) and \$452 million of liability (54 percent of total).

Fewer than 6 percent of taxpayers accounted for 59 percent of total liability. Two industry sectors, Services and Finance & Insurance, generated 58 percent of total liability.

The small business tax credit was received by 1,332 taxpayers, representing 1,349 premises. The credit totaled \$14 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.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 to reduce 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. 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 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.

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

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 information in this section unless specified otherwise: NYC Office of Management and Budget. *Tax Revenue Forecasting Documentation: Tax Policy, Revenue Forecasting & Economic Analysis Task Force*, June 2021.

<https://www1.nyc.gov/assets/omb/downloads/pdf/methodology-2021-06.pdf>

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 2021**

**Table 1 (Preliminary)
DISTRIBUTION OF TAXPAYERS BY BASE RENT**

Taxpayer Base Rent¹	Taxpayers	% of Total	Liability (000)	% of Total	Median Taxpayer Liability
Less than \$250,000²	164	2.2 %	\$859	0.1 %	\$5,049
\$250,000 - \$274,999	300	4.1	653	0.1	233
\$275,000 - \$299,999	272	3.7	1,172	0.1	1,469
\$300,000 - \$349,999	543	7.4	3,487	0.4	6,093
\$350,000 - \$399,999	440	6.0	3,588	0.4	13,682
\$400,000 - \$449,999	427	5.8	4,340	0.5	15,780
\$450,000 - \$499,999	351	4.8	4,100	0.5	17,838
\$500,000 - \$549,999	297	4.0	5,087	0.6	19,878
\$550,000 - \$599,999	238	3.2	5,269	0.6	22,289
\$600,000 - \$699,999	472	6.4	11,830	1.4	25,245
\$700,000 - \$799,999	350	4.8	10,195	1.2	29,109
\$800,000 - \$899,999	279	3.8	9,033	1.1	32,952
\$900,000 - \$999,999	261	3.6	9,511	1.1	36,926
\$1,000,000 - \$1,499,999	793	10.8	37,654	4.5	47,234
\$1,500,000 - \$1,999,999	459	6.3	30,700	3.7	66,526
\$2,000,000 - \$2,999,999	485	6.6	46,231	5.5	94,676
\$3,000,000 - \$3,999,999	267	3.6	35,612	4.3	131,307
\$4,000,000 - \$4,999,999	178	2.4	31,236	3.7	174,773
\$5,000,000 - \$9,999,999	339	4.6	93,092	11.1	267,365
\$10,000,000 and Over	422	5.8	492,730	58.9	717,972
TOTAL	7,337	100.0 %	\$836,381	100.0 %	\$28,790

1. Base rent is the total base rent for all premises occupied 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 2021**

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

Taxpayer Base Rent¹	Taxpayers	% of Total	Premises	% of Total	Taxpayer Liability (000)	% of Total	Median Taxpayer Liability
Less than \$400,000	22	2.1 %	45	1.0 %	\$250	0.1 %	\$11,954
\$400,000 - \$499,999	14	1.3	28	0.6	188	0.0	16,495
\$500,000 - \$599,999	15	1.4	30	0.6	256	0.1	19,202
\$600,000 - \$699,999	28	2.6	58	1.2	601	0.1	24,590
\$700,000 - \$799,999	17	1.6	34	0.7	497	0.1	29,650
\$800,000 - \$999,999	71	6.7	161	3.5	2,175	0.5	33,216
\$1,000,000 - \$1,499,999	122	11.5	280	6.0	5,652	1.3	46,762
\$1,500,000 - \$1,999,999	96	9.1	298	6.4	6,373	1.4	67,155
\$2,000,000 - \$3,999,999	197	18.6	549	11.8	21,597	4.8	108,980
\$4,000,000 and Over	478	45.1	3,165	68.1	414,358	91.7	452,665
TOTAL	1,060	100.0 %	4,648	100.0 %	\$451,947	100.0 %	\$123,205

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

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**Table 3 (Preliminary)
DISTRIBUTION OF TAXPAYERS BY INDUSTRY**

Industry	% of Taxpayers	% of Total	Liability (000)	% of Total	Median Taxpayer Liability
FINANCE & INSURANCE	1,561	21.3 %	\$226,711	27.1 %	\$38,458
Credit Agencies	212	2.9	82,603	9.9	68,444
Funds and Trusts	50	0.7	2,794	0.3	37,559
Insurance	138	1.9	18,549	2.2	59,682
Securities/Commodities	1,161	15.8	122,765	14.7	33,703
REAL ESTATE	309	4.2	37,870	4.5	33,453
SERVICES	3,155	43.0	257,063	30.7	25,728
Legal Services	553	7.5	89,705	10.7	37,582
Accounting	100	1.4	18,557	2.2	23,672
Holding Companies	52	0.7	2,983	0.4	28,169
Prof./Tech./Managerial	1,193	16.3	87,211	10.4	28,142
Accommodations	20	0.3	1,483	0.2	41,461
Amusement	77	1.0	3,539	0.4	25,695
Food Services	390	5.3	11,722	1.4	11,019
Performing Arts/Museums	88	1.2	6,889	0.8	26,430
Administrative Support	163	2.2	11,005	1.3	27,386
Education	71	1.0	4,712	0.6	31,434
Health Care	124	1.7	5,234	0.6	15,834
Personal Services	279	3.8	7,438	0.9	17,124
Rental/Leasing	27	0.4	2,798	0.3	39,774
Miscellaneous Other	18	0.2	3,787	0.5	49,701
INFORMATION	512	7.0	92,470	11.1	38,052
Broadcasting/Telecom	115	1.6	32,488	3.9	74,697
Information Services/Data	182	2.5	33,172	4.0	32,763
Movies/Video/Sound	77	1.0	12,092	1.4	40,695
Publishing	138	1.9	14,718	1.8	31,066
TRADE	1,294	17.6	179,416	21.5	27,358
Durable Wholesale	252	3.4	14,652	1.8	19,567
Non-Durable Wholesale	283	3.9	23,218	2.8	27,365
Retail	759	10.3	141,547	16.9	31,795
MANUFACTURING	276	3.8	33,849	4.0	34,049
Textiles/Apparel/Leather	101	1.4	6,797	0.8	33,927
Food/Beverage	22	0.3	2,200	0.3	43,137
Printing	14	0.2	396	0.0	28,101
Other Manufacturing	139	1.9	24,455	2.9	36,342
OTHER	230	3.1	9,002	1.1	21,355
Construction	65	0.9	2,569	0.3	23,962
Transportation	37	0.5	3,756	0.4	26,066
Not Available/Other	128	1.7	2,677	0.3	17,342
TOTAL	7,337	100.0 %	\$836,381	100.0 %	\$28,790

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**Table 4 (Preliminary)
DISTRIBUTION OF TAXPAYERS BY INDUSTRY AND BASE RENT**

Industry	Taxpayer Base Rent ¹							
	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	269	\$1,643	135	\$1,628	107	\$2,114	95	\$2,382
Real Estate	64	407	32	342	23	475	15	370
Services	865	4,613	355	3,456	242	4,574	197	4,986
Information	91	700	52	705	36	702	25	625
Trade	312	1,557	140	1,447	81	1,574	100	2,457
Manufacturing	51	385	31	448	16	314	16	402
Other	67	455	33	414	30	605	24	608
TOTAL	1,719	\$9,759	778	\$8,440	535	\$10,356	472	\$11,830

Industry	Taxpayer Base Rent ¹							
	\$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	62	\$1,816	116	\$4,028	188	\$8,841	121	\$8,253
Real Estate	16	465	19	680	46	2,171	28	1,818
Services	166	4,839	233	8,012	342	16,308	173	11,479
Information	20	578	35	1,222	48	2,373	32	2,170
Trade	59	1,717	97	3,213	117	5,531	81	5,383
Manufacturing	*	*	23	800	31	1,456	*	*
Other	*	*	17	589	21	975	*	*
TOTAL	350	\$10,195	540	\$18,544	793	\$37,654	459	\$30,700

Industry	Taxpayer Base Rent ¹			
	\$2,000,000 and Over		Total	
	Taxpayers	Liability (000)	Taxpayers	Liability (000)
Finance & Insurance	468	\$196,007	1,561	\$226,711
Real Estate	66	31,141	309	37,870
Services	582	198,796	3,155	257,063
Information	173	83,395	512	92,470
Trade	307	156,538	1,294	179,416
Manufacturing	76	28,429	276	33,849
Other	19	4,595	230	9,002
TOTAL	1,691	\$698,901	7,337	\$836,381

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

*Numbers cannot be revealed due to confidentiality restrictions.

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**Table 5 (Preliminary)
DISTRIBUTION OF TAXPAYERS BY ZIP CODE
FOR TAXPAYERS WITH ONE PREMISES**

Zip Code	Premises	% of Total	Liability (000)	% of Total	Median Taxpayer Liability
10001	386	6.1 %	\$17,815	4.6 %	\$20,333
10002	32	0.5	683	0.2	13,182
10003	169	2.7	5,837	1.5	21,163
10004	117	1.9	4,483	1.2	23,325
10005	140	2.2	10,631	2.8	25,091
10006	66	1.1	1,732	0.5	16,203
10007	33	0.5	1,228	0.3	26,034
10010	232	3.7	8,950	2.3	21,649
10011	158	2.5	6,348	1.7	20,282
10012	172	2.7	4,813	1.3	16,952
10013	171	2.7	7,655	2.0	18,582
10014	105	1.7	8,013	2.1	28,784
10016	369	5.9	14,435	3.8	23,064
10017	582	9.3	34,090	8.9	24,256
10018	454	7.2	19,336	5.0	22,538
10019	471	7.5	42,585	11.1	27,937
10020	86	1.4	12,850	3.3	41,176
10021	63	1.0	3,301	0.9	18,679
10022	813	13.0	51,342	13.4	26,573
10023	45	0.7	1,141	0.3	3,682
10024	31	0.5	899	0.2	7,666
10025	18	0.3	343	0.1	14,497
10028	38	0.6	465	0.1	2,665
10036	394	6.3	34,730	9.0	33,978
10038	74	1.2	2,623	0.7	23,387
10055	11	0.2	863	0.2	33,635
10065	93	1.5	2,623	0.7	18,695
10075	39	0.6	1,300	0.3	2,595
10104	19	0.3	2,817	0.7	75,836
10105	22	0.4	4,178	1.1	73,585

(continued)

**COMMERCIAL RENT TAX
TAX YEAR 2021**

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

Zip Code	Premises	% of Total	Liability (000)	% of Total	Median Taxpayer Liability
10106	20	0.3	\$1,077	0.3	\$39,638
10110	19	0.3	\$801	0.2	\$20,786
10111	18	0.3	2,574	0.7	72,494
10118	36	0.6	2,996	0.8	31,720
10119	53	0.8	1,907	0.5	26,764
10128	32	0.5	543	0.1	4,096
10151	17	0.3	802	0.2	29,324
10152	22	0.4	2,038	0.5	85,682
10153	22	0.4	3,029	0.8	75,355
10155	16	0.3	345	0.1	20,874
10158	14	0.2	1,068	0.3	48,735
10165	38	0.6	1,194	0.3	25,957
10166	15	0.2	3,274	0.9	108,986
10167	16	0.3	2,689	0.7	109,684
10169	19	0.3	1,430	0.4	33,082
10170	15	0.2	400	0.1	23,471
10171	19	0.3	1,279	0.3	68,349
10172	15	0.2	1,819	0.5	79,867
10173	13	0.2	1,052	0.3	20,232
10174	18	0.3	835	0.2	32,339
10175	22	0.4	521	0.1	21,330
10176	17	0.3	600	0.2	26,901
10271	13	0.2	576	0.1	29,105
10279	10	0.2	302	0.1	24,646
10281	26	0.4	5,739	1.5	72,848
Other/Not Available	349	5.6	37,432	9.7	28,931
TOTAL	6,277	100.0 %	\$384,433	100.0 %	\$24,724

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**Table 6 (Preliminary)
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	6,277	85.6%	\$384,433	46.0 %	\$24,724
2	609	8.3	119,254	14.3	72,995
3	164	2.2	57,885	6.9	141,013
4	104	1.4	53,946	6.4	196,867
5	37	0.5	26,493	3.2	421,106
6	28	0.4	26,641	3.2	548,793
7	17	0.2	14,615	1.7	664,834
8	21	0.3	14,642	1.8	484,751
9	14	0.2	11,935	1.4	420,507
10 - 13	27	0.4	26,504	3.2	599,377
14 - 20	13	0.2	26,006	3.1	1,890,883
21+	26	0.4	74,025	8.9	1,445,678
TOTAL	7,337	100.0%	\$836,381	100.0 %	\$28,790

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**Table 7 (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	1,371	21.8 %	1,371	21.8 %	\$107,034	27.8 %	\$33,149	\$33,149
Real Estate	273	4.3	273	4.3	22,040	5.7	29,333	29,333
Services	2,859	45.5	2,859	45.5	172,122	44.8	22,867	22,867
Information	389	6.2	389	6.2	25,692	6.7	26,365	26,365
Trade	944	15.0	944	15.0	37,760	9.8	20,182	20,182
Manufacturing	227	3.6	227	3.6	14,185	3.7	27,829	27,829
Other	214	3.4	214	3.4	5,600	1.5	19,854	19,854
TOTAL	6,277	100.0 %	6,277	100.0 %	\$384,433	100.0 %	\$24,724	\$24,724

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	190	17.9 %	959	20.6 %	\$119,677	26.5 %	\$177,471	\$59,652
Real Estate	36	3.4	189	4.1	15,829	3.5	161,388	51,318
Services	296	27.9	1,192	25.6	84,941	18.8	103,493	22,086
Information	123	11.6	505	10.9	66,778	14.8	187,318	43,459
Trade	350	33.0	1,538	33.1	141,656	31.3	120,201	39,890
Manufacturing	49	4.6	191	4.1	19,664	4.4	114,987	29,925
Other	16	1.5	74	1.6	3,402	0.8	64,260	25,821
TOTAL	1,060	100.0 %	4,648	100.0 %	\$451,947	100.0 %	\$123,205	\$37,675

Industry	All Taxpayers							
	Taxpayers	% of Total	Premises	% of Total	Taxpayer Liability (000)	% of Total	Median Taxpayer Liability	Median Premises Liability
Finance and Insurance	1,561	21.3 %	2,330	21.3 %	\$226,711	27.1 %	\$38,458	\$43,036
Real Estate	309	4.2	462	4.2	37,870	4.5	33,453	38,697
Services	3,155	43.0	4,051	37.1	257,063	30.7	25,728	22,709
Information	512	7.0	894	8.2	92,470	11.1	38,052	37,854
Trade	1,294	17.6	2,482	22.7	179,416	21.5	27,358	29,174
Manufacturing	276	3.8	418	3.8	33,849	4.0	34,049	28,502
Other	230	3.1	288	2.6	9,002	1.1	21,355	23,500
TOTAL	7,337	100.0 %	10,925	100.0 %	\$836,381	100.0 %	\$28,790	\$28,557

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**Table 8 (Preliminary)
DISTRIBUTION OF PREMISES BY BASE RENT**

Premises Base Rent	Premises	% of Total	Liability (000)	% of Total	Median Premises Liability
Less than \$250,000¹	470	4.3 %	\$2,196	0.3 %	\$4,319
\$250,000 - \$274,999	400	3.7	997	0.1	1,217
\$275,000 - \$299,999	401	3.7	2,242	0.3	6,682
\$300,000 - \$349,999	764	7.0	6,178	0.7	12,031
\$350,000 - \$399,999	655	6.0	6,591	0.8	14,107
\$400,000 - \$449,999	591	5.4	7,014	0.8	16,111
\$450,000 - \$499,999	496	4.5	6,683	0.8	18,115
\$500,000 - \$549,999	434	4.0	7,857	0.9	20,081
\$550,000 - \$599,999	363	3.3	8,127	1.0	22,379
\$600,000 - \$699,999	699	6.4	17,691	2.1	25,350
\$700,000 - \$799,999	539	4.9	15,695	1.9	29,087
\$800,000 - \$899,999	405	3.7	13,428	1.6	33,139
\$900,000 - \$999,999	419	3.8	15,501	1.9	37,146
\$1,000,000 - \$1,499,999	1,278	11.7	61,622	7.4	48,263
\$1,500,000 - \$1,999,999	677	6.2	45,748	5.5	66,996
\$2,000,000 - \$2,999,999	866	7.9	82,830	9.9	95,037
\$3,000,000 - \$3,999,999	449	4.1	61,292	7.3	135,784
\$4,000,000 - \$4,999,999	216	2.0	37,760	4.5	174,164
\$5,000,000 - \$9,999,999	433	4.0	118,209	14.1	259,247
\$10,000,000 and Over	370	3.4	318,719	38.1	677,679
TOTAL	10,925	100.0 %	\$836,381	100.0 %	\$28,557

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 2021**

**Table 9 (Preliminary)
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 \$250,000¹	160	2.5 %	\$836	0.2 %	\$5,049
\$250,000 - \$274,999	300	4.8	653	0.2	233
\$275,000 - \$299,999	270	4.3	1,149	0.3	1,201
\$300,000 - \$349,999	534	8.5	3,387	0.9	5,256
\$350,000 - \$399,999	433	6.9	3,484	0.9	13,564
\$400,000 - \$449,999	419	6.7	4,247	1.1	15,780
\$450,000 - \$499,999	345	5.5	4,005	1.0	17,838
\$500,000 - \$549,999	293	4.7	5,019	1.3	19,885
\$550,000 - \$599,999	227	3.6	5,081	1.3	22,351
\$600,000 - \$699,999	444	7.1	11,230	2.9	25,272
\$700,000 - \$799,999	333	5.3	9,699	2.5	29,087
\$800,000 - \$899,999	239	3.8	7,899	2.1	33,030
\$900,000 - \$999,999	230	3.7	8,469	2.2	36,917
\$1,000,000 - \$1,499,999	671	10.7	32,003	8.3	47,349
\$1,500,000 - \$1,999,999	363	5.8	24,327	6.3	66,274
\$2,000,000 - \$2,999,999	364	5.8	34,665	9.0	94,102
\$3,000,000 - \$3,999,999	191	3.0	25,582	6.7	131,640
\$4,000,000 - \$4,999,999	114	1.8	20,063	5.2	175,006
\$5,000,000 - \$9,999,999	192	3.1	52,887	13.8	267,172
\$10,000,000 and Over	155	2.5	129,749	33.8	661,420
TOTAL	6,277	100.0 %	\$384,433	100.0 %	\$24,724

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 2021**

**Table 10 (Preliminary)
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	310	6.7 %	\$1,359	0.3 %	\$4,009
\$250,000 - \$274,999	100	2.2	344	0.1	2,664
\$275,000 - \$299,999	131	2.8	1,093	0.2	9,048
\$300,000 - \$349,999	230	4.9	2,791	0.6	12,485
\$350,000 - \$399,999	222	4.8	3,107	0.7	14,623
\$400,000 - \$449,999	172	3.7	2,768	0.6	16,557
\$450,000 - \$499,999	151	3.2	2,678	0.6	18,467
\$500,000 - \$549,999	141	3.0	2,839	0.6	20,353
\$550,000 - \$599,999	136	2.9	3,046	0.7	22,382
\$600,000 - \$699,999	255	5.5	6,462	1.4	25,520
\$700,000 - \$799,999	206	4.4	5,997	1.3	29,087
\$800,000 - \$899,999	166	3.6	5,529	1.2	33,373
\$900,000 - \$999,999	189	4.1	7,031	1.6	37,520
\$1,000,000 - \$1,499,999	607	13.1	29,620	6.6	49,628
\$1,500,000 - \$1,999,999	314	6.8	21,421	4.7	67,766
\$2,000,000 - \$2,999,999	502	10.8	48,166	10.7	96,411
\$3,000,000 - \$3,999,999	258	5.6	35,710	7.9	140,421
\$4,000,000 - \$4,999,999	102	2.2	17,697	3.9	173,017
\$5,000,000 - \$9,999,999	241	5.2	65,322	14.5	256,188
\$10,000,000 and Over	215	4.6	188,970	41.8	680,701
TOTAL	4,648	100.0 %	\$451,947	100.0 %	\$37,675

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 2021**

**Table 11 (Preliminary)
DISTRIBUTION OF PREMISES BY INDUSTRY**

Industry	Premises	% of Total	Liability (000)	% of Total	Median Premises Liability
FINANCE & INSURANCE	2,330	21.3 %	\$226,711	27.1 %	\$43,036
Credit Agencies	770	7.0	82,603	9.9	59,215
Funds and Trusts	53	0.5	2,794	0.3	38,315
Insurance	185	1.7	18,549	2.2	40,702
Securities/Commodities	1,322	12.1	122,765	14.7	34,098
REAL ESTATE	462	4.2	37,870	4.5	38,697
SERVICES	4,051	37.1	257,063	30.7	22,709
Legal Services	592	5.4	89,705	10.7	37,341
Accounting	135	1.2	18,557	2.2	23,606
Holding Companies	60	0.5	2,983	0.4	27,696
Prof./Tech./Managerial	1,401	12.8	87,211	10.4	26,733
Accommodations	20	0.2	1,483	0.2	41,461
Amusement	107	1.0	3,539	0.4	19,022
Food Services	675	6.2	11,722	1.4	14,616
Performing Arts/Museums	100	0.9	6,889	0.8	26,796
Administrative Support	188	1.7	11,005	1.3	28,248
Education	106	1.0	4,712	0.6	26,529
Health Care	191	1.7	5,234	0.6	16,968
Personal Services	327	3.0	7,438	0.9	18,594
Rental/Leasing	95	0.9	2,798	0.3	15,479
Miscellaneous Other	54	0.5	3,787	0.5	30,664
INFORMATION	894	8.2	92,470	11.1	37,854
Broadcasting/Telecom	323	3.0	32,488	3.9	43,459
Information Services/Data	246	2.3	33,172	4.0	32,763
Movies/Video/Sound	152	1.4	12,092	1.4	22,637
Publishing	173	1.6	14,718	1.8	29,972
TRADE	2,482	22.7	179,416	21.5	29,174
Durable Wholesale	314	2.9	14,652	1.8	19,789
Non-Durable Wholesale	412	3.8	23,218	2.8	26,469
Retail	1,756	16.1	141,547	16.9	33,509
MANUFACTURING	418	3.8	33,849	4.0	28,502
Textiles/Apparel/Leather	135	1.2	6,797	0.8	23,266
Food/Beverage	28	0.3	2,200	0.3	28,252
Printing	15	0.1	396	0.0	27,829
Other Manufacturing	240	2.2	24,455	2.9	32,900
OTHER	288	2.6	9,002	1.1	23,500
Construction	69	0.6	2,569	0.3	23,962
Transportation	86	0.8	3,756	0.4	25,821
Not Available/Other	133	1.2	2,677	0.3	17,210
TOTAL	10,925	100.0 %	\$836,381	100.0 %	\$28,557

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**Table 12 (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	371	\$2,512	170	\$2,246	134	\$2,690
Real Estate	86	619	40	466	32	666
Services	1,230	8,053	498	5,908	345	6,764
Information	208	1,419	74	1,090	44	909
Trade	628	4,270	214	2,659	175	3,595
Manufacturing	90	779	55	862	36	732
Other	77	551	36	467	31	628
TOTAL	2,690	\$18,203	1,087	\$13,698	797	\$15,984

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	125	\$3,147	109	\$3,188	177	\$6,139
Real Estate	22	554	24	696	29	1,034
Services	271	6,875	220	6,408	292	10,225
Information	33	827	33	954	83	2,982
Trade	160	4,043	120	3,493	191	6,724
Manufacturing	23	580	18	526	35	1,233
Other	65	1,665	15	431	17	592
TOTAL	699	\$17,691	539	\$15,695	824	\$28,929

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	498	\$27,579	746	\$179,211	2,330	\$226,711
Real Estate	129	7,097	100	26,736	462	37,870
Services	603	32,293	592	180,536	4,051	257,063
Information	188	10,572	231	73,717	894	92,470
Trade	446	24,843	548	129,790	2,482	179,416
Manufacturing	64	3,581	97	25,557	418	33,849
Other	27	1,405	20	3,264	288	9,002
TOTAL	1,955	\$107,370	2,334	\$618,811	10,925	\$836,381

**COMMERCIAL RENT TAX
TAX YEAR 2021**

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

Zip Code	Premises	% of Total	Liability (000)	% of Total	Median Premises Liability
10001	626	5.7 %	\$50,889	6.1 %	\$24,382
10002	62	0.6	1,818	0.2	17,033
10003	325	3.0	17,859	2.1	28,079
10004	173	1.6	8,502	1.0	24,094
10005	186	1.7	13,178	1.6	27,397
10006	88	0.8	4,108	0.5	16,203
10007	93	0.9	6,499	0.8	33,806
10009	22	0.2	674	0.1	26,680
10010	379	3.5	25,162	3.0	24,664
10011	353	3.2	22,202	2.7	25,406
10012	373	3.4	17,562	2.1	25,838
10013	333	3.0	20,852	2.5	23,278
10014	212	1.9	15,970	1.9	28,233
10016	545	5.0	23,018	2.8	23,567
10017	817	7.5	60,264	7.2	27,873
10018	620	5.7	31,011	3.7	23,526
10019	708	6.5	77,843	9.3	31,719
10020	141	1.3	22,086	2.6	48,898
10021	149	1.4	8,670	1.0	27,872
10022	1,189	10.9	105,353	12.6	30,118
10023	146	1.3	6,720	0.8	23,408
10024	74	0.7	2,872	0.3	22,287
10025	39	0.4	1,014	0.1	20,474
10028	98	0.9	3,630	0.4	20,629
10036	601	5.5	68,744	8.2	40,126
10038	111	1.0	5,542	0.7	25,740
10041	13	0.1	1,394	0.2	61,236
10055	13	0.1	1,939	0.2	60,909
10065	163	1.5	8,028	1.0	24,960
10075	63	0.6	2,296	0.3	14,458
10103	10	0.1	2,740	0.3	98,280
10104	26	0.2	5,495	0.7	89,083
10105	32	0.3	4,897	0.6	58,688
10106	22	0.2	1,577	0.2	39,638

(continued)

**COMMERCIAL RENT TAX
TAX YEAR 2021**

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

Zip Code	Premises	% of Total	Liability (000)	% of Total	Median Premises Liability
10107	10	0.1	\$539	0.1	\$20,630
10110	24	0.2	1,371	0.2	21,811
10111	21	0.2	3,013	0.4	64,197
10112	16	0.1	2,797	0.3	43,671
10118	52	0.5	4,866	0.6	31,720
10119	73	0.7	3,238	0.4	26,233
10120	18	0.2	1,609	0.2	51,179
10123	12	0.1	278	0.0	2,733
10128	57	0.5	1,243	0.1	14,341
10151	26	0.2	1,355	0.2	34,556
10152	26	0.2	2,983	0.4	65,253
10153	29	0.3	8,038	1.0	87,792
10154	11	0.1	4,852	0.6	129,109
10155	21	0.2	451	0.1	20,055
10158	16	0.1	1,223	0.1	48,735
10165	43	0.4	1,264	0.2	23,758
10166	28	0.3	7,345	0.9	102,155
10167	28	0.3	4,172	0.5	112,573
10168	13	0.1	620	0.1	35,414
10169	25	0.2	1,681	0.2	33,082
10170	22	0.2	709	0.1	23,441
10171	27	0.2	2,808	0.3	69,322
10172	24	0.2	2,509	0.3	77,349
10173	16	0.1	1,101	0.1	19,808
10174	21	0.2	903	0.1	31,226
10175	27	0.2	715	0.1	22,269
10176	18	0.2	606	0.1	24,157
10177	11	0.1	429	0.1	30,999
10178	17	0.2	2,606	0.3	54,412
10271	18	0.2	869	0.1	33,298
10279	10	0.1	302	0.0	24,646
10281	51	0.5	8,846	1.1	50,895
10282	13	0.1	1,668	0.2	73,464
Other/Not Available	1,296	11.9	108,965	13.0	44,555
TOTAL	10,925	100.0 %	\$836,381	100.0 %	\$28,557

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**Table 14 (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	175	\$1,114	67	\$831	112	\$2,591	54	\$1,823
10003	74	437	46	688	50	1,135	51	1,748
10004	50	366	19	238	29	647	19	633
10005	43	289	22	299	34	786	20	662
10010	109	765	38	497	81	1,920	41	1,397
10011	94	699	46	544	49	1,097	38	1,278
10012	108	746	37	446	70	1,681	44	1,504
10013	101	578	40	452	57	1,334	22	742
10014	62	465	18	260	33	801	19	639
10016	153	1,077	60	726	106	2,436	59	1,998
10017	194	1,263	88	1,124	139	3,259	85	2,869
10018	178	1,382	81	1,149	118	2,808	55	1,857
10019	155	868	79	849	104	2,338	61	2,074
10020	17	97	14	149	16	388	12	410
10022	265	1,828	110	1,311	208	4,910	114	3,852
10036	112	737	49	635	90	2,099	44	1,468
10065	37	174	26	255	29	643	13	454

(continued)

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**Table 14 (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	Premises	Liability	Premises	Liability
10001	95	\$5,392	123	\$39,137	626	\$50,889
10003	51	2,593	53	11,258	325	17,859
10004	35	1,929	21	4,689	173	8,502
10005	41	2,258	26	8,884	186	13,178
10010	62	3,382	48	17,200	379	25,162
10011	62	3,274	64	15,311	353	22,202
10012	59	3,269	55	9,915	373	17,562
10013	52	2,926	61	14,820	333	20,852
10014	41	2,189	39	11,616	212	15,970
10016	100	5,380	67	11,401	545	23,018
10017	145	7,975	166	43,773	817	60,264
10018	99	5,340	89	18,474	620	31,011
10019	137	7,662	172	64,051	708	77,843
10020	30	1,602	52	19,439	141	22,086
10022	219	12,118	273	81,333	1,189	105,353
10036	106	5,720	200	58,085	601	68,744
10065	24	1,416	34	5,087	163	8,028

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**Table 15 (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	50	\$410	17	\$284	32	\$750	24	\$814
10003	27	258	20	315	21	503	24	816
10011	44	413	22	373	27	614	20	682
10012	43	398	16	289	34	827	24	812
10013	38	268	17	274	23	537	12	410
10017	44	459	13	212	29	703	27	916
10018	41	405	18	309	33	783	19	650
10022	75	674	17	272	50	1,194	32	1,076

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	40	\$2,344	77	\$28,472	240	\$33,074
10003	28	1,357	36	8,773	156	12,022
10011	38	2,097	44	11,674	195	15,854
10012	38	2,188	46	8,234	201	12,749
10013	30	1,706	42	10,001	162	13,197
10017	55	3,141	67	20,742	235	26,173
10018	23	1,175	32	8,353	166	11,675
10022	66	3,712	136	47,082	376	54,011

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**Table 16 (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
Finance & Insurance				Real Estate			
10001	50	\$6,170	\$37,825	10016	33	2,232	51,401
10002	14	288	16,815	10017	41	3,055	40,894
10003	35	1,574	29,782	10018	22	1,265	35,909
10004	30	1,629	24,409	10019	48	1,915	33,924
10005	53	8,131	32,186	10022	66	3,777	32,075
10006	17	939	22,136	10036	22	2,109	52,732
10010	41	6,658	30,168	Services			
10011	24	2,078	22,637	10001	259	15,663	18,531
10012	13	625	33,759	10002	24	404	12,937
10013	30	3,384	47,812	10003	138	4,514	19,292
10014	16	857	23,902	10004	98	5,246	23,608
10016	59	2,397	30,415	10005	95	3,964	23,361
10017	248	16,811	32,304	10006	53	2,467	13,026
10018	65	6,364	37,181	10007	42	2,619	24,140
10019	220	27,213	40,689	10010	180	7,179	21,055
10020	51	6,588	48,898	10011	131	4,837	18,871
10022	442	32,460	32,517	10012	98	2,496	14,880
10036	136	11,217	48,643	10013	125	6,110	19,122
10038	26	1,037	27,671	10014	93	6,579	23,474
10065	22	1,016	40,806	10016	257	9,981	21,225
10104	12	3,201	89,083	10017	331	24,627	25,787
10105	18	3,891	74,783	10018	236	9,670	21,349
10106	13	502	37,314	10019	269	25,789	24,438
10111	11	1,648	47,963	10020	48	9,424	47,021
10118	10	631	16,328	10021	55	1,292	17,323
10151	15	721	29,324	10022	338	28,324	27,531
10152	13	2,276	120,880	10023	51	980	12,660
10153	18	3,217	118,152	10024	41	1,225	15,916
10165	14	454	18,992	10025	22	443	18,987
10166	12	2,822	68,538	10028	39	577	15,564
10167	17	3,016	117,709	10036	254	27,335	29,543
10171	16	2,254	79,856	10038	52	3,105	26,140
10172	15	1,917	83,862	10065	55	1,456	15,641
10178	10	459	36,890	10075	26	1,125	11,820
10281	13	3,944	222,576	10105	12	871	52,466
Real Estate				10110	11	528	26,585
10001	25	1,818	72,719	10118	24	2,802	31,495
10011	21	2,029	96,641	10119	45	1,853	25,261
10016	33	2,232	67,632	10128	34	607	12,251
10017	41	3,055	74,505	10158	11	690	61,615

(continued)

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**Table 16 (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
Services (continued)			
10165	20	465	24,187
10166	10	3,081	133,603
10169	16	832	34,290
10174	11	492	26,739
10175	12	312	21,773
10271	10	492	37,510
10281	16	2,912	72,848
Information			
10001	61	5,322	49,511
10003	30	5,323	41,725
10004	20	614	20,651
10005	12	211	15,074
10010	44	5,286	28,470
10011	49	5,753	45,414
10012	19	1,190	38,230
10013	40	5,891	61,712
10014	21	2,764	56,169
10016	48	2,558	24,989
10017	44	2,760	31,765
10018	33	1,373	17,759
10019	24	4,801	57,570
10022	28	8,517	41,416
10036	65	14,079	54,566
10038	13	411	31,558
Trade			
10001	178	18,851	31,361
10002	19	961	29,686
10003	101	5,696	32,942
10004	11	221	25,545
10005	12	431	32,527
10007	22	1,494	48,153
10010	80	4,021	26,865
10011	117	7,197	33,540
10012	201	11,144	29,172
10013	104	3,840	22,007
10014	60	3,791	28,083
10016	90	3,363	22,178
10017	115	7,945	26,047
10018	188	7,972	22,972

Zip Code	Premises	Liability (000)	Median Premises Liability
Trade (continued)			
10019	106	14,723	44,311
10020	21	2,273	38,073
10021	75	6,366	36,551
10022	250	28,435	33,080
10023	52	2,914	31,658
10024	27	1,348	39,265
10028	44	2,433	29,657
10036	94	12,235	57,640
10038	11	813	33,540
10065	72	4,812	35,043
10075	30	806	17,390
10128	18	515	15,738
10281	15	1,348	20,470
Manufacturing			
10001	30	2,321	28,184
10010	19	1,585	25,818
10012	26	1,267	20,672
10013	16	893	24,191
10014	11	1,451	110,211
10016	40	2,043	27,247
10017	20	4,618	74,640
10018	59	3,252	24,427
10019	21	2,913	42,541
10022	35	3,251	26,250
10036	16	1,259	69,997
Other			
10001	23	\$744	\$22,945
10016	18	\$444	\$21,865
10017	18	\$447	\$17,410
10018	17	1,116	28,382
10019	20	490	15,539
10022	30	589	19,372
10036	14	511	23,786

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**Table 17 (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	Zip Code	Premises	Liability (000)	Median Premises Liability
Finance & Insurance				Information <i>(continued)</i>			
10001	25	\$4,386	\$32,336	10013	24	4,185	78,227
10003	21	975	29,782	10016	22	1,697	43,033
10004	14	912	22,555	10017	19	1,540	49,031
10010	15	5,680	73,557	10036	33	11,911	102,643
10013	23	3,089	53,997	Trade			
10016	24	1,014	32,362	10001	95	16,527	64,250
10017	63	5,427	40,819	10003	66	4,571	39,307
10018	24	3,898	44,461	10007	19	1,438	51,088
10019	58	13,580	62,481	10010	38	2,729	30,504
10022	97	12,995	55,267	10011	80	5,403	36,679
10036	35	3,501	57,157	10012	138	9,369	34,129
Services				10013	51	2,508	25,317
10001	66	5,341	19,060	10014	49	3,298	25,659
10003	45	1,880	19,029	10016	34	1,460	27,849
10004	27	2,387	31,054	10017	57	5,479	51,850
10005	19	1,105	27,787	10018	62	4,010	24,981
10007	18	1,826	23,859	10019	72	11,766	64,305
10010	69	3,531	21,888	10020	17	2,216	66,991
10011	55	2,764	19,425	10021	47	3,881	39,345
10012	24	849	18,572	10022	162	24,342	51,332
10013	42	2,197	18,737	10023	45	2,612	33,036
10014	33	1,342	20,076	10024	21	1,223	49,545
10016	71	2,709	16,228	10028	34	2,309	34,986
10017	68	7,995	28,117	10036	54	9,849	90,015
10018	51	1,573	23,715	10065	43	3,751	60,153
10019	82	6,776	21,635	10075	14	654	25,918
10020	14	2,713	55,930	Manufacturing			
10021	23	534	18,456	10012	17	972	26,600
10022	70	6,648	27,542	10022	18	895	31,470
10023	25	548	16,855				
10024	16	451	19,967				
10028	14	281	18,589				
10036	62	7,049	28,417				
10038	14	1,664	29,688				
10065	19	885	19,849				
10119	12	846	21,736				
Information							
10001	29	3,926	71,766				
10003	14	4,178	54,178				
10010	14	2,924	76,136				
10011	25	4,175	60,608				

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**Table 18 (Preliminary)
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	200	15.0 %	\$813	13.0 %	\$0	\$1,945	13.4 %	\$10,913
Credit Agencies	*	*	*	*	*	*	*	*
Funds and Trusts	*	*	*	*	*	*	*	*
Insurance	*	*	*	*	*	*	*	*
Securities/Commodities	179	13.4	708	11.3	0	1,691	11.7	10,369
REAL ESTATE	52	3.9	330	5.3	0	583	4.0	11,915
SERVICES	711	53.4	2,031	32.4	0	7,726	53.4	12,191
Legal Services	84	6.3	312	5.0	295	856	5.9	10,910
Accounting	24	1.8	69	1.1	442	236	1.6	10,677
Holding Companies	*	*	*	*	*	*	*	*
Prof./Tech./Managerial Accommodations	184	13.8	653	10.4	0	1,806	12.5	10,749
Amusement	18	1.4	5	0.1	0	247	1.7	13,736
Food Services	182	13.7	208	3.3	0	2,056	14.2	12,623
Performing Arts/Museums	17	1.3	233	3.7	1,392	176	1.2	12,363
Administrative Support	23	1.7	69	1.1	0	259	1.8	12,433
Education	14	1.1	49	0.8	1,683	169	1.2	11,899
Health Care	53	4.0	184	2.9	0	596	4.1	12,472
Personal Services	100	7.5	157	2.5	0	1,211	8.4	13,672
Rental/Leasing	*	*	*	*	*	*	*	*
Miscellaneous Other	*	*	*	*	*	*	*	*
INFORMATION	47	3.5	207	3.3	142	482	3.3	11,524
Broadcasting/Telecom	*	*	*	*	*	*	*	*
Information Services/Data	17	1.3	108	1.7	469	152	1.0	9,257
Movies/Video/Sound	*	*	*	*	*	*	*	*
Publishing	14	1.1	39	0.6	0	159	1.1	13,245
TRADE	258	19.4	1,909	30.4	0	2,960	20.5	12,586
Durable Wholesale	57	4.3	172	2.7	0	590	4.1	11,946
Non-Durable Wholesale	33	2.5	145	2.3	0	352	2.4	11,700
Retail	168	12.6	1,593	25.4	0	2,018	13.9	12,881
MANUFACTURING	25	1.9	675	10.8	0	304	2.1	13,224
Textiles/Apparel/Leather	*	*	*	*	*	*	*	*
Food/Beverage	*	*	*	*	*	*	*	*
Printing	*	*	*	*	*	*	*	*
Other Manufacturing	15	1.1	671	10.7	0	181	1.3	13,224
OTHER	39	2.9	311	5.0	0	472	3.3	12,421
Construction	*	*	*	*	*	*	*	*
Transportation	*	*	*	*	*	*	*	*
Not Available/Other	*	*	*	*	*	*	*	*
TOTAL	1,332	100.0 %	\$6,276	100.0 %	\$0	\$14,472	100.0 %	\$12,193

*Numbers cannot be revealed due to confidentiality restrictions.

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**Table 19 (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	Taxpayer Small Business Credit		
	Taxpayers	Total	Premises	Total				Total (000)	% of Total	Median
FINANCE & INSURANCE	200	15.0 %	200	14.8 %	\$712	22.4 %	\$0	\$1,945	13.4 %	\$10,913
Credit Agencies	*	*	*	*	*	*	*	*	*	*
Funds and Trusts	*	*	*	*	*	*	*	*	*	*
Insurance	*	*	*	*	*	*	*	*	*	*
Securities/Commodities	179	13.4	179	13.3	642	20.3	0	1,691	11.7	10,369
REAL ESTATE	52	3.9	53	3.9	166	5.2	0	583	4.0	11,915
SERVICES	711	53.4	719	53.3	1,567	49.4	0	7,726	53.4	12,191
Legal Services	84	6.3	84	6.2	312	9.9	295	856	5.9	10,910
Accounting	24	1.8	24	1.8	69	2.2	442	236	1.6	10,677
Holding Companies	*	*	*	*	*	*	*	*	*	*
Prof./Tech./Managerial	184	13.8	188	13.9	554	17.5	0	1,806	12.5	10,749
Accommodations	*	*	*	*	*	*	*	*	*	*
Amusement	18	1.4	19	1.4	5	0.2	0	247	1.7	13,736
Food Services	182	13.7	182	13.5	165	5.2	0	2,056	14.2	12,623
Performing Arts/Museums	17	1.3	17	1.3	43	1.4	0	176	1.2	12,363
Administrative Support	23	1.7	23	1.7	69	2.2	0	259	1.8	12,433
Education	14	1.1	14	1.0	36	1.1	1,683	169	1.2	11,899
Health Care	53	4.0	56	4.2	115	3.6	0	596	4.1	12,472
Personal Services	100	7.5	100	7.4	157	5.0	0	1,211	8.4	13,672
Rental/Leasing	*	*	*	*	*	*	*	*	*	*
Miscellaneous Other	*	*	*	*	*	*	*	*	*	*
INFORMATION	47	3.5	48	3.6	146	4.6	0	482	3.3	11,524
Broadcasting/Telecom	*	*	*	*	*	*	*	*	*	*
Information Services/Data	17	1.3	18	1.3	46	1.5	142	152	1.0	9,257
Movies/Video/Sound	*	*	*	*	*	*	*	*	*	*
Publishing	14	1.1	14	1.0	39	1.2	0	159	1.1	13,245
TRADE	258	19.4	265	19.6	471	14.9	0	2,960	20.5	12,586
Durable Wholesale	57	4.3	58	4.3	144	4.5	0	590	4.1	11,946
Non-Durable Wholesale	33	2.5	33	2.4	106	3.3	0	352	2.4	11,700
Retail	168	12.6	174	12.9	221	7.0	0	2,018	13.9	12,881
MANUFACTURING	25	1.9	25	1.9	57	1.8	0	304	2.1	13,224
Textiles/Apparel/Leather	*	*	*	*	*	*	*	*	*	*
Food/Beverage	*	*	*	*	*	*	*	*	*	*
Printing	*	*	*	*	*	*	*	*	*	*
Other Manufacturing	15	1.1	15	1.1	53	1.7	0	181	1.3	13,224
OTHER	39	2.9	39	2.9	52	1.6	0	472	3.3	12,421
Construction	*	*	*	*	*	*	*	*	*	*
Transportation	*	*	*	*	*	*	*	*	*	*
Not Available/Other	*	*	*	*	*	*	*	*	*	*
TOTAL	1,332	100.0 %	1,349	100.0 %	\$3,172	100.0 %	\$0	\$14,472	100.0 %	\$12,193

*Numbers cannot be revealed due to confidentiality restrictions.

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**Table 20 (Preliminary)
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	173	12.8 %	\$56	1.8 %	\$0	\$486	3.4 %	\$2,570
\$275,000 - \$299,999	172	12.8	141	4.4	0	1,288	8.9	7,709
\$300,000 - \$349,999	311	23.1	452	14.2	0	3,473	24.0	12,303
\$350,000 - \$399,999	229	17.0	346	10.9	0	2,993	20.7	14,267
\$400,000 - \$449,999	191	14.2	403	12.7	0	2,730	18.9	16,068
\$450,000 - \$499,999	155	11.5	363	11.4	0	2,505	17.3	18,011
\$500,000 - \$549,999	118	8.7	1,412	44.5	13,027	997	6.9	7,208
TOTAL	1,349	100 %	\$3,172	100 %	\$0	\$14,472	100 %	\$12,162

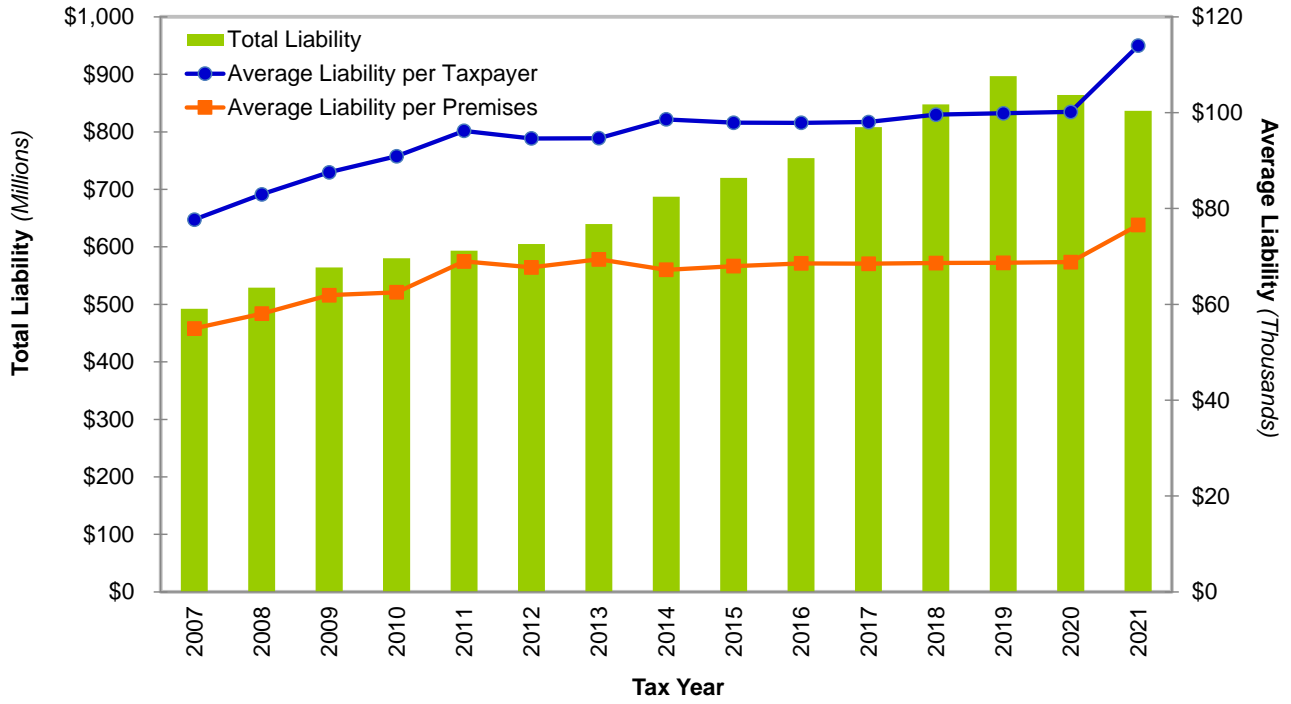
**COMMERCIAL RENT TAX
TAX YEAR 2021**

**Table 21 (Preliminary)
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	97	7.2 %	\$257	8.1 %	\$0	\$1,004	6.9 %	\$12,307
10002	13	1.0	4	0.1	0	113	0.8	8,805
10003	46	3.4	96	3.0	0	524	3.6	12,781
10004	26	1.9	76	2.4	110	268	1.8	11,257
10005	24	1.8	132	4.2	3,914	237	1.6	10,706
10006	22	1.6	74	2.3	102	222	1.5	11,472
10010	51	3.8	107	3.4	0	541	3.7	11,569
10011	52	3.9	81	2.6	0	628	4.3	12,953
10012	55	4.1	98	3.1	0	589	4.1	11,700
10013	61	4.5	128	4.0	0	655	4.5	12,396
10014	20	1.5	45	1.4	0	189	1.3	10,780
10016	78	5.8	187	5.9	0	858	5.9	11,958
10017	116	8.6	311	9.8	0	1,204	8.3	11,519
10018	83	6.2	285	9.0	20	734	5.1	8,774
10019	105	7.8	220	6.9	0	1,210	8.4	12,998
10020	13	1.0	22	0.7	0	147	1.0	11,974
10021	21	1.6	7	0.2	0	230	1.6	13,310
10022	157	11.6	560	17.7	0	1,598	11.0	11,622
10023	23	1.7	15	0.5	0	313	2.2	13,287
10024	14	1.0	13	0.4	0	140	1.0	10,006
10028	21	1.6	16	0.5	0	275	1.9	14,251
10036	60	4.4	124	3.9	0	649	4.5	12,645
10038	14	1.0	47	1.5	601	109	0.8	8,034
10065	36	2.7	42	1.3	0	435	3.0	12,697
10075	19	1.4	16	0.5	0	192	1.3	11,820
10128	16	1.2	1	0.0	0	223	1.5	14,177
Other/Not Available	106	7.9	209	6.6	0	1,187	8.2	12,715
TOTAL	1,349	100.0 %	\$3,172	100.0 %	\$0	\$14,472	100.0 %	\$12,162

COMMERCIAL RENT TAX

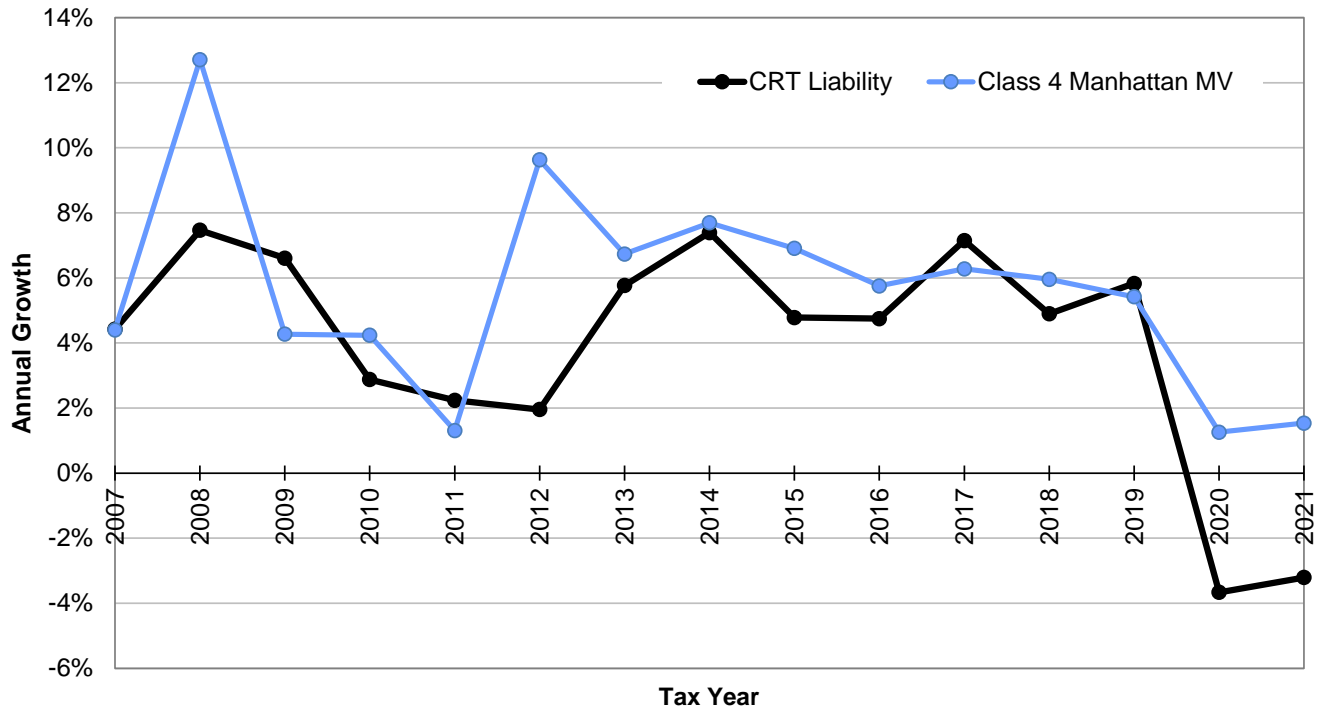
Figure 1 (Preliminary)
TAXPAYER AND PREMISES LIABILITY
TY 2007 – TY 2021



COMMERCIAL RENT TAX

Figure 2 (Preliminary)
ANNUAL GROWTH OF CRT LIABILITY COMPARED TO
MANHATTAN COMMERCIAL MARKET VALUE
TY 2007 – TY 2021

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. TY 2020 was the first tax year since TY 1999 that the year-over-year growth in CRT liability was negative; in that year, the effective tax rate was reduced from 4.5 percent to 3.9 percent.



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 85 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.

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.