



**REPORT OF THE
COMMITTEE ON FINANCE**

**FINANCE DIVISION
PRESTON NIBLACK, DIRECTOR**

**RESOLUTION AMENDING AND RESTATING THE RESOLUTION
COMPUTING AND CERTIFYING BASE PERCENTAGE,
CURRENT PERCENTAGE AND CURRENT BASE PROPORTION
OF EACH CLASS OF REAL PROPERTY FOR FISCAL 2012 TO
THE STATE BOARD OF REAL PROPERTY TAX SERVICES
PURSUANT TO SECTION 1803-a, REAL PROPERTY TAX LAW**

Introduction. Section 1803-a, Real Property Tax Law, requires the City Council to certify to the State Board of Real Property Tax Services (the "SBRPTS") certain calculations used in the process of updating the class shares from the previous year. These calculations are made every year by the Council to reflect the following changes in each class of real property:

- a. Changes in the market value of taxable real property (as determined by SBRPTS sample studies),
- b. Physical changes as a result of new construction or demolitions,
- c. Changes in taxable status, and
- d. Transfers of real property among the four classes of real property as a result of changes in use or for other reasons.

Under SBRPTS regulations, the Council must update the class shares by making two separate certifications. The action to be taken in the above-referenced resolution constitutes the first step of establishing the class shares of the four classes of taxable real property in the City to which the tax levy for the Fiscal 2012 budget¹ will be applied. The purpose of this step is to give effect to the latest class equalization rates required by Article 18, Real Property Tax Law. Using these rates, new estimates of market values for each class are calculated.

The second step, certifying the "adjusted base proportions", is the subject of a separate resolution that takes account of all the changes that are included in the final assessment roll, after Tax Commission review of taxpayer protests. Attached hereto, as Exhibit A, are definitions of terms that are used in the analysis below.

¹ As hereinafter provided, references to the Fiscal 2012 Budget will be deemed to reference such budget as adopted on June 29, 2011. Such reference shall not include modifications of such budget during the Fiscal 2012 fiscal year.

Analysis. The class equalization rates described above produce prospective current base proportions that show a substantial increase in Class 1 above the Fiscal 2011 adjusted base proportions, or "class shares" (as shown in column R of SBRPTS Form RP-6700 attached to the above-captioned resolution), a more modest increase of less than 2 percent in the class share of Class 2, a large decrease for Class 3 and a modest decrease for Class 4. Pursuant to Section 1803-a(1)(c) of the Real Property Tax Law if the increase in any class exceeds 5 percent as compared with the previous year's adjusted base proportion for that class, the Council is directed to shift the excess (and only the excess) to any other class or classes so long as the shift does not cause the current base proportion of any other class to increase by more than 5 percent. However, pursuant to an amendment to the Real Property Tax Law enacted during the 2011 session and codified in Section 1803-a(1)(w) of the Real Property Tax Law, the City is authorized to limit the increase for Fiscal 2012 so that the current base proportion of any class does not exceed the adjusted base proportion of the previous year by 2.5 percent. In the above-captioned resolution, the increase from Class 1 would be shifted to Classes 3 and 4.

As shown in the chart below, the shift of the increases from Class 1 to Classes 3 and 4 will result in the Fiscal 2012 current base proportions of all four classes to show the following changes from their adjusted base proportions in Fiscal 2011.

Class	Percent Change Before Shifting Excess to Classes 3 & 4	Percent Change After Shifting Excess to Classes 3 & 4
1	+12.02	+ 2.50
2	+1.67	+ 1.67
3	-19.20	- 11.12
4	- 2.45	- 0.39

However, these "current base proportions" must still be adjusted for the physical changes and transfers among classes which are contained in the final assessment roll. These adjustments will be made in a separately amended and restated resolution constituting the Council's second step. The "adjusted base proportions" thus derived will be the class shares used for allocating the real property tax levy for Fiscal 2012.

EXHIBIT A

"Class equalization rate" represents the percentage that the total assessed value of each class is of the market value of the class, as shown in SBRPTS sample studies.

"Base percentage" represents the percentage of total market value that each class constitutes in the 1989 base tax roll. The 1989 base tax roll is the one that was used in setting the tax levy for Fiscal 1990.

"Current percentage" is similar to the base percentage, but applies to the most recent year for which the SBRPTS has established class equalization rates (in this case, the 2010 tax roll).

"Local base proportions" are the class tax shares used to fix the tax rates for Fiscal 1991.

"Current base proportions" are the local base proportions modified to take into account the market value changes revealed by the latest class equalization rates.

PRECONSIDERED

RESOLUTION NO. _____

By Council Member Recchia

**RESOLUTION AMENDING AND RESTATING THE RESOLUTION
COMPUTING AND CERTIFYING BASE PERCENTAGE,
CURRENT PERCENTAGE AND CURRENT BASE PROPORTION
OF EACH CLASS OF REAL PROPERTY FOR FISCAL 2012 TO
THE STATE BOARD OF REAL PROPERTY TAX SERVICES
PURSUANT TO SECTION 1803-a, REAL PROPERTY TAX LAW**

Whereas, On June 20, 2011, the State Board of Real Property Tax Services (the "SBRPTS") certified the final state equalization rate, class ratios and class equalization rates for the City's Fiscal 2012 assessment rolls, required by Article 18, Real Property Tax Law; and

Whereas, Section 1803-a (1), Real Property Tax Law, requires the Council to compute and certify, to the SBRPTS, for each tax levy, the base percentage, the current percentage and the current base proportion of each class of real property in the City subsequent to the date on which the SBRPTS files with the Clerk of the Council a certification setting forth the final state equalization rate, class ratios and class equalization rates for the City's Fiscal 2012 assessment rolls, pursuant to Section 1212, Real Property Tax Law; and

Whereas, On June 29, 2011, the Council adopted a resolution computing and certifying the base percentage, current percentage and current base proportion of each class of real property for Fiscal 2012 to the State Board of Real Property Tax Services pursuant to Section 1803-a, Real Property Tax Law (the "June 29th Resolution"); and

Whereas, The June 29th Resolution reflects a 5.0 percent cap on any increase in the current base proportion for any class of real property, as compared with the previous year's adjusted base proportion; and

Whereas, After the adoption of the June 29th Resolution, Section 1803-a, Real Property Tax Law, was amended to lower the percent of increase in the current base proportion as compared with the previous year's adjusted base proportion to 2.5 percent;

NOW, THEREFORE, be it resolved by the Council of the City of New York as follows:

Section 1. Computation and Certification of Base Percentages, Current Base Percentages and Current Base Proportions for Fiscal 2012. (a) The Council hereby computes and certifies the base percentage, the current percentage and the current base percentage for the City's Fiscal 2012 assessment rolls as shown on SBRPTS Form RP-6700, attached hereto as Exhibit A and incorporated herein by reference (the "CBP Certificate").

(b) The Clerk of the Council is hereby authorized and directed to execute the CBP Certificate and to file it with the SBRPTS after the date on which the SBRPTS filed with the Clerk of the Council a certification setting forth the final state equalization rate, class ratios and class equalization rates for the City's Fiscal 2012 assessment rolls, pursuant to Section 1212, Real Property Tax Law.

Section 2. Effective Date. This resolution shall take effect immediately.

EXHIBIT A

STATE BOARD OF REAL PROPERTY TAX SERVICES
 (Formerly State Board of Equalization and Assessment)
 16 Sheridan Avenue, Albany, NY 12210-2714

**Certificate of Base Percentages, Current Percentages and
 Current Base Proportions Pursuant to Article 18, RPTL,
 for the Levy of Taxes on the 2011 Assessment Roll**

Special Assessing Unit _____
 Check One to Identify Portion: County _____; City_x; Town _____; Village _____; Town Outside Village Area _____; School District _____; Special District _____
 Name of Portion _____

SECTION I Determination of Estimated Market Values

Class	(A) 1989 Taxable Assessed Value	(B) 1989 Class Equalization Rate	(C) Estimated Market Value A/(B/100)
1	\$7,995,107,684	9.10	\$87,858,326,198
2	19,169,173,444	45.84	41,817,568,595
3	7,366,591,774	37.98	19,395,976,235
4	35,523,026,877	39.69	89,501,201,504
Total	\$70,053,899,779		\$238,573,072,532

SECTION II Determination of Base Percentages

Class	(D) Change in Taxable Assessed Value Between 1989 and 1990 Rolls for Parcels Transferred Out of Class	(E) Change in Taxable Assessed Value Between 1989 and 1990 Rolls for Parcels Transferred Into Class	(F) 1990 Change in Level of Assessment Factor for Special Assessing Unit Class	(G) Adjustment Factor for Class Change ((E/F)-D)/A)+1	(H) Adjusted Market Value (C*G)	(I) Base Percentage (H/sum of H)*100
1	\$19,354,077	\$228,360,245	1.0149	1.0257224246	\$90,118,255,366	37.5640
2	237,975,755	329,398,302	1.0932	1.0033042596	41,955,744,698	17.4884
3	1,368,298,335	0	0.9738	0.8142562562	15,793,294,995	6.5831
4	419,700,459	1,581,850,826	1.1086	1.0283531598	92,038,843,371	38.3645
Total					\$239,906,138,430	

EXHIBIT A

SECTION III
Determination of Current Percentages

Class	(J) 2010 Taxable Assessed Value	(K) 2010 Class Equalization Rate	(L) Estimated Market Value J/(K/100)	(M) Current Percentages (L/Sum of L)*100
1	\$15,818,012,901	4.34	\$364,470,343,341	50.1107
2	51,264,624,052	31.68	161,820,151,679	22.2485
3	11,035,982,884	45.00	24,524,406,409	3.3718
4	70,870,684,220	40.15	176,514,780,125	24.2689
Total	<u>\$148,989,304,057</u>		<u>\$727,329,681,554</u>	

SECTION IV
Determination of Current Base Proportions

Class	(N) Local Base Proportion	(O) Updated Local Base Proportion N*(M/1)	(P) Prospective Current Base Proportion Column (O) Prorated to 100.00	(Q) Adjusted Base Proportion Used for Prior Tax Levy	(R) Percent Difference Between Prior Year Adjusted Base Proportion and Prospective Current Base Proportion ((P/Q)-1)*100	(S) Maximum Current Base Proportion (Q * 1.025)	(T) Current Base Proportions for 2010 Roll
1	10.9181	14.5648	16.9066	15.0922	12.02210	15.4695	15.4695
2	25.7608	32.7725	38.0418	37.4175	1.66847	38.3529	38.0418
3	10.3385	5.2953	6.1467	7.6075	-19.20210	7.7977	6.7618
4	52.9826	33.5161	38.9049	39.8828	-2.45193	40.8799	39.7269
Total	<u>100.0000</u>	<u>86.1487</u>	<u>100.0000</u>	<u>100.0000</u>			<u>100.0000</u>

I, the Clerk of the Legislative Body of the special assessing unit identified above, hereby certify that the legislative body determined on November 3, 2011 base percentages, current percentages and current base proportions as set forth herein for the assessment roll and portion identified above.

Signature

Title

Date