



# TOWN of GREENBURGH

## Local Law No. 7/2023

A local law amending Article VII of Chapter 440 of the Code of the Town of Greenburgh entitled “Tax Abatement for Rental Property Occupied by Senior Citizens or Persons with Disabilities” by amending Section 440-44 of Chapter 440 to increase the maximum allowable household income eligibility for seniors or persons with disabilities occupying rent controlled properties from \$40,000 to \$50,000, permitting landlords of rent controlled properties to abate rent increases for seniors or disabled persons, pursuant to New York State Constitution Article IX and New York Municipal Home Rule Law § 10.

**BE IT ENACTED** by the Town Board of the Town of Greenburgh as follows:

- § 1. Title.
- § 2. Legislative Findings
- § 3. Amendment of § 440-44
- § 4. Severability.
- § 5. Effective Date.

**§ Section 1. Title.** “A local law amending Article VII of Chapter 440 of the Code of the Town of Greenburgh entitled “Tax Abatement for Rental Property Occupied by Senior Citizens or Persons with Disabilities” to increase the maximum allowable household income for seniors or persons with disabilities occupying rent controlled properties, permitting landlords of rent controlled properties to abate rent increases for seniors or disabled persons.

**§ Section 2. Legislative Findings.**

In 2014 the New York State Legislature adopted legislation to increase the maximum income eligibility for rental assistance for seniors or disabled persons pursuant to Real Property Tax Law Section 467-b to help more people find affordable housing opportunities in local municipalities. As a result, the Town Board of the Town of Greenburgh finds it in the best interests of the Town to amend Section 440-44 of Article VII of Chapter 440 of the Code of the Town of Greenburgh entitled “Tax Abatement for Rental Property Occupied by Senior Citizens or Persons with Disabilities” to increase to the maximum amount permitted the maximum allowable household income eligibility for Greenburgh seniors or persons with disabilities occupying rent controlled properties, permitting landlords of rent controlled properties to abate rent increases for seniors or disabled persons.

**§ Section 3. Amendment of § 440-44.** Section 440-44 B. of Article VII is hereby amended by adding the following text:

B. Maximum allowable income pursuant to Real Property Tax Law § 467-b.

**Tax Abatement Table**

<b>Beginning Date</b>	<b>Maximum Allowable Income</b>
7-1-2006	\$26,000
7-1-2007	\$27,000
7-1-2008	\$28,000
7-1-2009	\$29,000
7-1-2015	\$40,000
7-1-2023	\$50,000

**§ Section 4. Severability:** If any clause, sentence, paragraph, subdivision, section or part of this chapter or the application to any person or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part of this chapter, or its application to the person or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

**§ Section 5. Effective Date:** This Local Law shall take effect immediately upon filing with the Secretary of State.