



May 4, 2021

Board of Directors

Charles Touhey, Chair
Touhey Associates

Natisha M. Alexander,
Treasurer
Resident

Samuel Wells, Secretary
Resident

Mark Bobb-Semple
Resident

Anthony Capece
*Executive Director, Central
Avenue BID*

Joseph J. LaCivita
City of Watervliet

Juanita Nabors
Resident

David C. Rowley
*Managing Partner, Cooper
Erving & Savage*

Chris Spencer
City of Albany

Executive Director

Adam Zaranko

Michael McGuire
Director
Albany County Real Property Tax Service Agency
112 State Street, Room 1340
Albany, NY 12207

Re: New York State Land Bank Statutory Exemptions

Mr. McGuire,

The Albany County Land Bank was established in 2014 by Albany County to facilitate the process of acquiring, improving, and redistributing tax-foreclosed, vacant, or abandoned properties.

As a New York State Land Bank established under Article 16 of the New York State Not-For-Profit Corporation Law (the Land Bank Act) all income, operations and real property of the Albany County Land Bank Corporation is exempt from taxation by the State of New York and by any of its political subdivisions.

New York State Land Banks are also exempt from all special ad valorem levies, special assessments, sewer rents and user charges. In accordance with §1608(a) of the Land Bank Act, the tax-exempt status of all land bank property, inclusive of all statutory exemptions, is effective upon the date of transfer of title to a land bank.

Enclosed, please find tax correction forms pertaining to property taxes levied on real property owned by the Albany County Land Bank Corporation. I respectfully request these corrections be reviewed and corrected in accordance with the exemptions provided to us under New York State law.

I have attached more information pertaining to the statutory exemptions provided to New York State Land Banks for your reference. Should you have any questions, please do not hesitate to contact Erica Ganns, Assistant Director of Operations at (518) 407-0309 or eganns@albanycountylandbank.org.

Thank you for your time and consideration,

Adam Zaranko
Executive Director

A881
S6967

Section 1. Paragraph (a) of section 1608 of the not-for-profit corporation law, as amended by chapter 349 of the laws of 2017, is amended to read as follows:

- (a) The real property of a land bank and its income and operations are exempt from all taxation by the state of New York and by any of its political subdivisions. The real property of a land bank shall be exempt from: (i) all special ad valorem levies and special assessments as defined in section one hundred two of the real property tax law; (ii) sewer rent imposed under article fourteen-F of the general municipal law; and (iii) any and all user charges imposed by any municipal corporation, special district or other political subdivisions of the state, provided, however, that real property of a land bank for which such land bank receives rent, fees, or other charges for the use of such real property shall not be exempt from subparagraphs (ii) and (iii) of this paragraph. **SUCH EXEMPT STATUS SHALL BE EFFECTIVE UPON THE DATE OF TRANSFER OF TITLE TO A LAND BANK, NOTWITHSTANDING THE APPLICABLE TAXABLE STATUS DATE.** Notwithstanding any other general, special or local law relating to fees of clerks, no clerk shall charge or collect a fee for filing, recording or indexing any paper, document, map or proceeding filed, recorded or indexed for a land bank, or an officer thereof acting in an official capacity, nor for furnishing a transcript, certification or copy of any paper, document, map or proceeding to be used for land bank purposes.

§ 2. This act shall take effect immediately. — Signed **12/28/2018**



Department of Taxation and Finance
Office of Real Property Tax Services

Application for Corrected Tax Roll

RP-554
(12/19)

Part 1 – General information: To be completed in duplicate by the applicant.

Names of owners Albany County Land bank Corporation			
Mailing address of owners (number and street or PO box) 69 State St, 8th Floor		Location of property (street address) 298 Colonie St	
City, village, or post office Albany	State NY	ZIP code 12207	City, town, or village Albany
Daytime contact number 518-407-0309		Evening contact number	
Account number (as appears on tax bill)		Tax map number of section/block/lot: Property identification (see tax bill or assessment roll) 65.65-7-4	
		Amount of taxes currently billed 1,165.41	
Reasons for requesting a correction to tax roll: The ACLB is tax exempt upon the date of transfer of title, notwithstanding the applicable taxable status date.			

I hereby request a correction of tax levied by Albany for the year(s) 2019.
(County, city, village, etc.)

Signature of applicant 	Date 4/16/2021
----------------------------	--------------------------

Part 2 – To be completed by the County Director or Village Assessor. Attach a written report including documentation and recommendation. Specify the type of error and paragraph of subdivision 2, 3, or 7 of Section 550 under which the error falls.

Date application received 4/13/2021	Period of warrant for collection of taxes 1/1/2019
Last day for collection of taxes without interest 1/30/2019	Recommendation Approve application <input checked="" type="checkbox"/> Deny application <input type="checkbox"/>
Signature of official 	Date 4/30/2021

If approved, the County Director must file a copy of this form with the assessor and board of assessment review of the city/town/village of _____ who must consider the attached report and recommendation as equivalent of petitions filed under section 553.

Part 3 – For use by the tax levying body or official designated by resolution _____:
(insert number or date, if applicable)

Application approved (mark an X in the applicable box):

Clerical error ☐ Error in essential fact ☐ Unlawful Entry ☐

Amount of taxes currently billed	Corrected tax
Date notice of approval mailed to applicant	Date order transmitted to collecting officer

Application denied (reason): _____

Signature of chief executive officer, or official designated by resolution	Date
--	------

04/15/2021 14:12
cmurray

COUNTY OF ALBANY
Real Estate Tax Statement

P 1
txtaxstm

PARCEL: 06506500070040000000

LOCATION: 298 COLONIE ST

OWNER:

ALBANY COUNTY LAND BANK CORP
69 STATE ST FL 8TH
ALBANY NY 12207

STATUS:

SQUARE FEET 0
LAND VALUATION 60,000
BUILDING VALUATION 0
EXEMPTIONS 0

TAXABLE VALUATION 60,000
INTEREST PER DIEM 1,557.37

LEGAL DESCRIPTION:

DEED DATE:

BOOK/PAGE:

INTEREST DATE: 04/15/2021

YEAR	TYPE	BILL		BILLED	PRIN DUE	INT DUE	TOTAL DUE
INST	CHARGE						
2020	RE-1	6783					
1	ALBANY WAT		241.12	241.12	43.40	284.52	
	5 PERCENT		12.06	12.06	.00	12.06	
			253.18	253.18	43.40	296.58	
2019	RE-1	6906					
1	ALBANY PRO		865.98	865.98	259.79	1,125.77	
	5 PERCENT		55.45	55.45	.00	55.45	
	ALBANY WAT		242.98	242.98	72.89	315.87	
	MAILING CH		1.00	1.00	.00	1.00	
			1,165.41	1,165.41	332.68	1,498.09	
			1,165.41	1,165.41	332.68	1,498.09	
2004	LIEN	502					
1	ALB SCH LN		1,403.40	.00	1,167.79	1,167.79	
			1,403.40	.00	1,167.79	1,167.79	
GRAND TOTALS			2,821.99	1,418.59	1,543.87	2,962.46	

PARTIAL PAYMENTS ARE NOT ACCEPTED WITHOUT AN INSTALLMENT AGREEMENT
IF ANY PARCEL REMAINS SUBJECT TO ONE OR MORE DELINQUENT TAX LIENS,
THE PAYMENT YOU HAVE MADE WILL NOT POSTPONE THE ENFORCEMENT OF THE
OUTSTANDING LIEN OR LIENS. CONTINUED FAILURE TO PAY THE ENTIRE
AMOUNT OWED WILL RESULT IN THE LOSS OF THE PROPERTY(IES).
PAYMENT MADE TO: