

Not-For-Profit Corporation Law

§ 1608. Acquisition of property

(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.

Not-For-Profit Corporation Law

§ 1607. Powers.

(a) A land bank shall constitute a charitable not-for-profit corporation under New York law, which powers shall include all powers necessary to carry out and effectuate the purposes and provisions of this article, including the following powers in addition to those herein otherwise granted:

(21) to organize a subsidiary for a project or projects which the land bank has the power to pursue under this article when the primary reason for which the subsidiary shall be organized shall be to limit the potential liability impact of the subsidiary's project or projects on the land bank or because state or federal law requires that the purpose of a subsidiary be undertaken through a specific corporate or business structure. All real property of a subsidiary organized under this article shall be maintained on the inventory lists required in this article of the land bank of which it is a subsidiary and the subsidiary shall make all reports and other disclosures as are required of land banks under this article and as local public authorities, unless the subsidiary's operations and finances are consolidated with those of the land bank of which it is a subsidiary. Subsidiaries organized under this article shall be established in the form of a New York charitable not-for-profit corporation or a New York single member limited liability company. Subsidiaries shall not have the authority to issue bonds, notes or other debts, provided, however, that such subsidiaries may issue notes or other debt to the land bank of which it is a subsidiary. The organizational documents filed to create a subsidiary under this article shall state that the land bank is organizing the subsidiary for the purposes set forth in this article and the name of the subsidiary shall be reasonably related to the name of the land bank of which it is a subsidiary. The real property of a subsidiary organized under this article and its income and operations are exempt from all taxation by the state of New York and by any of its political subdivisions;

Real Property Tax Law

§ 558. Cancellation of void taxes. 1. The county legislature of any county shall direct the cancellation of any unpaid tax levied or imposed by such county against property of the state or the United States where it is determined that the lien of such tax cannot be enforced. The county legislature of any county shall also direct the cancellation of any unpaid tax levied or imposed by such county where the lien of such tax is rendered permanently unenforceable by operation of the provisions of any statute. The amount of any tax so cancelled shall be a charge upon the county to the extent of the county taxes that were so cancelled and upon the cities and towns or special districts thereof to the extent of the respective city, town or special district taxes that were so cancelled. Amounts so charged to cities, towns and special districts shall be included in the next ensuing tax levy.

2. The county legislature of any county shall direct the cancellation of any unpaid school tax levied by such county pursuant to subdivision five of section thirteen hundred thirty or subdivision five of section thirteen hundred thirty-two of this chapter, or any unpaid village tax levied by such county pursuant to subdivision four of section fourteen hundred forty-two of this chapter, against property of the state or the United States where it is determined that the lien of such tax cannot be enforced, or where the lien of such tax is rendered permanently unenforceable by operation of the provisions of any statute. The amount of any tax so cancelled shall be charged against the school district or village which levied such tax. The amount so charged against a school district or village shall be withheld by the county treasurer from any moneys which shall become payable by him to such school district or village by reason of taxes which shall thereafter be returned to him as uncollected by such school district or village. No such cancellation of any unpaid school taxes or no such charge shall be made by the county legislature against any such school district or village unless ten days' notice thereof by mail shall be given to the school authorities thereof.

Request for Legislative Action

Albany County Land Bank

Municipality	Location of Property	Tax Map Number	Recorded Transfer Date	2020 Prop Tax	Water	Sewer	Relevy Fee	Downtown Bid	Trash/ Board Up	Demo	Total Tax Bill	Corrected Tax
Berne	Peasley Road	124-2-7	12/24/2019	\$539.97							\$539.97	\$0.00
Coeymans	9 First Street	168.12-2-12	12/24/2019	\$83.82		\$110.00					\$193.82	\$0.00
Coeymans	279 Gedney Hill Road	178-1-21	12/24/2019	\$205.47							\$205.47	\$0.00
Coeymans	Gedney Hill Road	178-1-23	12/24/2019	\$273.12							\$273.12	\$0.00
Cohoes	159 Main Street	10.83-1-45	12/24/2019	\$1,515.58	\$169.74	\$167.02	\$18.53				\$1,870.87	\$0.00
Cohoes	340 Saratoga Street	10.83-3-30	12/24/2019	\$1,568.62							\$1,568.62	\$0.00
Cohoes	54 Ontario Street	11.62-1-11	12/24/2019	\$985.13							\$985.13	\$0.00
Cohoes	5 Sargent Street	10.15-4-16	9/25/2019	\$252.59							\$252.59	\$0.00
Cohoes	140 Main Street	10.75-3-37	9/25/2019	\$73.25							\$73.25	\$0.00
Cohoes	213 Central Avenue	20.8-1-13	9/25/2019	\$103.56							\$103.56	\$0.00
Cohoes	52 Amity Street	10.15-2-20	9/25/2019	\$2,253.16	\$54.02	\$53.99	\$5.95				\$2,367.12	\$0.00
Cohoes	22 Devilin Street	10.7-5-46	9/25/2019	\$1,624.19	\$53.10	\$53.10	\$5.86				\$1,736.25	\$0.00
Cohoes	61 Main Street	10.67-1-28	9/25/2019	\$1,187.20	\$53.10	\$53.10	\$5.86				\$1,299.26	\$0.00
Colonie	36 Ferrara Avenue	16.6-2-11	9/12/2016			\$0.20					\$0.20	\$0.00
Colonie	42 South Kellogg Ave	16.7-2-52	2/1/2017			\$0.20					\$0.20	\$0.00
Colonie	15A Jones Drive	17.7-1-11	2/1/2017			\$0.20					\$0.20	\$0.00
Colonie	19 Mt. Riga Avenue	31.8-1-12	2/1/2017			\$0.20					\$0.20	\$0.00
Colonie	58A Arcadia Court	53.10-1-53.1	8/30/2018			\$0.10					\$0.10	\$0.00
Colonie	71 Lancaster	16.6-3-33	9/12/2016			\$0.40					\$0.40	\$0.00
Colonie	78 Ahl Avenue	42.15-1-23	11/22/2019	\$990.60	\$2,390.63	\$287.39					\$3,668.62	\$0.00
Colonie	23 Shepard Avenue	16.7-9-16	9/25/2019	\$694.84	\$28.58	\$287.39					\$1,010.81	\$0.00
Colonie	13 Spruce Street	53.5-2-21	9/25/2019	\$922.28	\$150.32	\$287.39					\$1,359.99	\$0.00
Colonie	171 Troy Schenectady Rd	32.1-2-5.2	1/31/2019	\$3,053.25	\$81.00	\$287.39					\$3,421.64	\$0.00
Colonie	62 Shepard Avenue	16.8-1-44	2/1/2017			\$43.73					\$43.73	\$0.00
Rensselaerville	2638 SR 145	181-2-18	10/31/2019	\$2,281.83							\$2,281.83	\$0.00
Albany	4 Madison Pl	76.49-1-8	4/10/2019	\$428.09							\$428.09	\$0.00
Albany	11 Jeannette Street	76.61-2-29	9/25/2019	\$1,312.50							\$1,312.50	\$0.00
Albany	24 Judson Street	65.55-6-38	9/25/2019	\$216.35							\$216.35	\$0.00
Albany	24 Van Zandt Street	76.49-3-22	9/25/2019	\$76.70				\$88.11			\$164.81	\$0.00
Albany	27 Fulton Street	76.49-3-17	9/25/2019	\$117.73				\$17.52			\$135.25	\$0.00
Albany	48 Bassett Street	76.65-5-11	8/1/2019	\$216.35							\$216.35	\$0.00
Albany	50 Bassett Street	76.65-5-10	8/1/2019	\$7.21							\$7.21	\$0.00
Albany	52 Emmet Street	65.52-1-43	1/17/2020	\$72.11	\$122.30						\$194.41	\$0.00
Albany	59 Judson Street	65.56-1-44	4/16/2019		\$241.12						\$241.12	\$0.00
Albany	64 N Lake Avenue	65.62-1-60	9/25/2019	\$337.13					\$486.39		\$823.52	\$0.00
Albany	68 N Lake Avenue	65.63-3-75	9/25/2019	\$1,641.35							\$1,641.35	\$0.00
Albany	92 Henry Johnson Blvd	65.72-5-1	9/25/2019	\$288.46							\$288.46	\$0.00
Albany	123 Fourth Avenue	76.65-2-40	9/25/2019	\$432.69							\$432.69	\$0.00
Albany	145 Grand Street	76.57-1-40	9/25/2019	\$706.73	\$392.28						\$1,099.01	\$0.00

Albany	259 Myrtle Avenue	76.31-1-79	12/24/2019	\$966.34	\$166.80							\$1,133.14	\$0.00
Albany	285 Northern Blvd	65.57-2-75	12/24/2019	\$1,225.96	\$241.12							\$1,467.08	\$0.00
Albany	311 First Street	65.56-3-45	12/24/2019	\$21.63	\$161.23						\$474.32	\$657.18	\$0.00
Albany	311 Hackett Blvd	75.24-2-7	12/24/2019	\$3,807.70	\$1,455.82							\$5,263.52	\$0.00
Albany	313 Orange Street	65.72-6-33	12/24/2019	\$14.42	\$111.18							\$125.60	\$0.00
Albany	336 Clinton Avenue	65.64-3-24	12/24/2019	\$1,586.53	\$138.99							\$1,725.52	\$0.00
Albany	376 Delaware Avenue	76.61-2-45	12/24/2019	\$761.65	\$236.56							\$998.21	\$0.00
Albany	395 Clinton Avenue	65.64-4-61	12/24/2019	\$21.63	\$127.87					\$118.71		\$268.21	\$0.00
Albany	417 First Street	65.55-6-66	12/24/2019	\$21.63	\$127.87							\$149.50	\$0.00
Albany	465 Elk Street	65.46-3-28	12/24/2019	\$21.63	\$194.58							\$216.21	\$0.00
Albany	513 Third Street	65.38-1-36	12/24/2019	\$692.30	\$199.93							\$892.23	\$0.00
Albany	525 Second Street	65.39-1-78	12/24/2019	\$31.73	\$122.30					\$941.91		\$1,095.94	\$0.00
Albany	527 Second Street	65.39-1-77	12/24/2019	\$20.19	\$138.99					\$520.53		\$679.71	\$0.00
Albany	539 Clinton Avenue	65.55-5-55	12/24/2019	\$216.35	\$100.09							\$316.44	\$0.00
Albany	592 Third Street	65.30-2-19	12/24/2019	\$21.63	\$127.87							\$149.50	\$0.00
Albany	617 Third Street	65.30-1-62	12/24/2019	\$89.18								\$89.18	\$0.00
Albany	623 Washington Ave	65.45-3-27	12/24/2019	\$2,192.31	\$241.12							\$2,433.43	\$0.00
Albany	663 Second Street	65.30-2-41.2	12/24/2019	\$72.11	\$277.98							\$350.09	\$0.00
Albany	699 Third Street	65.21-1-72	12/24/2019	\$360.58	\$241.12							\$601.70	\$0.00
Albany	811 Livingston Avenue	65.21-1-34	12/24/2019	\$110.59	\$122.30							\$232.89	\$0.00
Albany	1207 Broadway	66.37-1-31	12/24/2019	\$1,211.54	\$423.51							\$1,635.05	\$0.00
Albany	1209 Broadway	66.37-1-30	12/24/2019	\$216.35	\$105.61							\$321.96	\$0.00
Albany	6 Alexander Street	76.65-3-30	12/24/2019	\$21.63	\$111.18							\$132.81	\$0.00
Albany	2 Sparkill Avenue	75.76-1-30	12/24/2019	\$98.08	\$138.99							\$237.07	\$0.00
Albany	31 Normanside Drive	74.11-2-64	12/24/2019	\$7.21	\$361.38							\$368.59	\$0.00
Albany	30 Emmet Street	65.52-1-58	12/24/2019	\$21.63	\$122.30							\$143.93	\$0.00
Albany	29 Normanside Drive	74.11-2-65	12/24/2019	\$7.21	\$361.38							\$368.59	\$0.00
Albany	27 Normanside Drive	74.11-2-66	12/24/2019	\$7.21	\$361.38							\$368.59	\$0.00
Albany	26 Pennsylvania Ave.	65.57-1-67	12/24/2019	\$44.60	\$211.27							\$255.87	\$0.00
Albany	23 Normanside Drive	74.11-2-68	12/24/2019	\$7.21	\$361.38							\$368.59	\$0.00
Albany	23 Leonard Street	76.72-4-60	12/24/2019	\$40.38	\$155.68							\$196.06	\$0.00
Albany	13 S. Swan Street	65.81-6-81	12/24/2019	\$7.21	\$153.98							\$161.19	\$0.00
Albany	7 Third Avenue	76.73-1-43	12/24/2019	\$249.73	\$166.80							\$416.53	\$0.00
Albany	31 Osborne Street	76.56-2-85	12/24/2019	\$14.42	\$122.30							\$136.72	\$0.00
Albany	1 Batchter Street	76.72-3-33	12/24/2019	\$21.63	\$416.97							\$438.60	\$0.00

TOTALS

\$51,546.92 \$31,158.11 \$1,631.80 \$36.20 \$390.08 \$7,480.59 \$71,289.75 \$163,533.45