

## STATE OF NEW YORK

333

2011-2012 Regular Sessions

## IN SENATE

(Prefiled)

January 5, 2011

Introduced by Sen. DIAZ -- read twice and ordered printed, and when printed to be committed to the Committee on Cities

AN ACT authorizing the city of New York to reconvey its interest in certain real property acquired by in rem tax foreclosure in the borough of Bronx to former owner St. Peter's Lutheran Church, notwithstanding expiration of the two year period within which application may be made to the city to release its interest in property thus acquired; Block No. 2285, Lot No. 73 on tax map for the borough of Bronx

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. Findings. On September 25, 1981, through a Bronx in rem tax  
2 foreclosure action, the city of New York acquired title to premises  
3 designated as lot 73 in tax block 2285, also known as 431 East 140th  
4 Street, in the borough of Bronx, based on non-payment of taxes due to  
5 inadvertence by St. Peter's Lutheran Church, the former owner of such  
6 property. Pursuant to sections 11-424 and 11-424.1 of the administrative  
7 code of the city of New York, the city may release its interest in prop-  
8 erty thus acquired if an application for such a release is filed with  
9 the city's department of citywide administrative services within two  
10 years of the date on which the city's deed is recorded and if such  
11 application is approved by the in rem foreclosure release board. Since  
12 that period has now elapsed, and pending the effectiveness of a chapter  
13 of the laws of 2011 authorizing the in rem foreclosure release board to  
14 authorize the release of property where an application for such release  
15 is made more than two years after the date of the city's acquisition  
16 thereof, state legislation is necessary to restore said property to the  
17 aforesaid former owner. In addition, since the New York city charter  
18 requires that the sale of city owned property be at public auction or by

EXPLANATION--Matter in italics (underscored) is new; matter in brackets  
[-] is old law to be omitted.

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S. 333

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1 sealed bids (except as otherwise provided by law), state legislative  
2 authorization is necessary to permit said reconveyance.

3 § 2. Notwithstanding any other provision of general, special or local  
4 law, charter or administrative code to the contrary and subject to  
5 section three of this act, the city of New York is hereby authorized to  
6 release its interest in and reconvey the real property designated as tax  
7 block 2285, lot 73, on the tax map of the city for the borough of Bronx  
8 as said map was on September 25, 1981 to St. Peter's Lutheran Church,  
9 the former record owner of said property on such date.

10 § 3. Such release and reconveyance may be made only upon the approval  
11 of the in rem foreclosure release board established by section 11-424.1  
12 of the administrative code of the city of New York, subject to the gran-  
13 tees meeting the following conditions precedent:

14 (a) Submit an application for release in writing to the city commis-  
15 sioner of citywide administrative services accompanied by a certified  
16 title search, affidavit of ownership, and all fees and payments as  
17 otherwise required by section 11-424 of the administrative code of the  
18 city of New York.

19 (b) Pay all taxes, interest, penalties and charges otherwise required  
20 by section 11-424 of the administrative code of the city of New York  
21 upon approval of the application by the in rem foreclosure release  
22 board.

23 § 4. This chapter of the laws of 2011 shall not be deemed to be the  
24 chapter upon the effectiveness of which paragraph 2 of subdivision a of  
25 section 11-424 of the administrative code of the city of New York, under  
26 local law, depends. Accordingly, the provisions of such paragraph 2  
27 shall not apply to the release and reconveyance authorized to be made  
28 herein.

29 § 5. This act shall take effect immediately.

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**NEW YORK STATE SENATE  
INTRODUCER'S MEMORANDUM IN SUPPORT  
submitted in accordance with Senate Rule VI. Sec 1**

BILL NUMBER: S333

SPONSOR: DIAZ

TITLE OF BILL:

An act authorizing the city of New York to reconvey its interest in certain real property acquired by in rem tax foreclosure in the borough of Bronx to former owner St. Peter's Lutheran Church, notwithstanding expiration of the two year period within which application may be made to the city to release its interest in property thus acquired; Block No. 2285, Lot No. 73 on tax map for the borough of Bronx

PURPOSE OR GENERAL IDEA OF BILL:

To permit St. Peter's Lutheran Church to re-acquire title to premises located at 431 East 140th Street, The Bronx, designated as lot number 73 in block number 2285.

SUMMARY OF PROVISIONS:

Section 1. Findings. States that pursuant to sections 11-424 and 11-424.1 of the administrative code of the city of New York, the city may release its interest in property thus acquired if an application for such a release is filed with the city's department of general services within two years of the date on which the city's deed is recorded. If such period has elapsed, state legislation is necessary for reconveyance. Such release may be made upon approval of the city of New York, subject to the former owner meeting conditions set forth by the City of New York.

Section 2. Authorizes the City of New York to release its interest and reconvey the real property designated as tax block 2285, lot 73 for the Borough of the Bronx, to St. Peter's Lutheran Church.

Section 3. Provides that such release and reconveyance may be made only upon the approval of the in rem foreclosure release board established by section 11-424.1 of the Administrative Code of the City of New York. Specifies that certain conditions must be met.

Section 4. Refers to Section 11-424, subdivision a, paragraph 2 of the Administrative Code of the City of New York: Application to the city for release of property acquired by in rem tax foreclosure.

Section 5. Effective Date.

JUSTIFICATION:

In 1981, through Bronx in rem tax foreclosure action the City of New York acquired title to premises designated as lot No. 73 in tax block 2285, based on non-payment of taxes due to non-payment of real estate taxes. This bill will allow such property to be returned to the owner

provided specific conditions are met.

LEGISLATIVE HISTORY:

2010: S.8139 - Referred to Cities/A.111402 - Referred to Cities

FISCAL IMPLICATIONS:

None.

EFFECTIVE DATE:

Immediately.

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**STATE OF NEW YORK**

7007

2011-2012 Regular Sessions

**IN ASSEMBLY**

April 8, 2011

Introduced by M. of A. ARROYO -- Multi-Sponsored by -- M. of A. BOYLAND,  
CRESPO -- read once and referred to the Committee on Cities

AN ACT authorizing the city of New York to reconvey its interest in certain real property acquired by in rem tax foreclosure in the borough of Bronx to former owner St. Peter's Lutheran Church, notwithstanding expiration of the two year period within which application may be made to the city to release its interest in property thus acquired; Block No. 2285, Lot No. 73 on tax map for the borough of Bronx

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

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4 Street, in the borough of Bronx, based on non-payment of taxes due to  
5 inadvertence by St. Peter's Lutheran Church, the former owner of such  
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14 authorize the release of property where an application for such release  
15 is made more than two years after the date of the city's acquisition  
16 thereof, state legislation is necessary to restore said property to the  
17 aforesaid former owner. In addition, since the New York city charter  
18 requires that the sale of city owned property be at public auction or by  
19 sealed bids (except as otherwise provided by law), state legislative  
20 authorization is necessary to permit said reconveyance.

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[-] is old law to be omitted.

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A. 7007

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1 § 2. Notwithstanding any other provision of general, special or local  
2 law, charter or administrative code to the contrary and subject to  
3 section three of this act, the city of New York is hereby authorized to  
4 release its interest in and reconvey the real property designated as tax  
5 block 2285, lot 73, on the tax map of the city for the borough of Bronx  
6 as said map was on September 25, 1981 to St. Peter's Lutheran Church,  
7 the former record owner of said property on such date.

8 § 3. Such release and reconveyance may be made only upon the approval  
9 of the in rem foreclosure release board established by section 11-424.1  
10 of the administrative code of the city of New York, subject to the gran-  
11 tees meeting the following conditions precedent:

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15 otherwise required by section 11-424 of the administrative code of the  
16 city of New York.

17 (b) Pay all taxes, interest, penalties and charges otherwise required  
18 by section 11-424 of the administrative code of the city of New York  
19 upon approval of the application by the in rem foreclosure release  
20 board.

21 § 4. This chapter of the laws of 2011 shall not be deemed to be the  
22 chapter upon the effectiveness of which paragraph 2 of subdivision a of  
23 section 11-424 of the administrative code of the city of New York, under  
24 local law, depends. Accordingly, the provisions of such paragraph 2  
25 shall not apply to the release and reconveyance authorized to be made  
26 herein.

27 § 5. This act shall take effect immediately.

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**NEW YORK STATE ASSEMBLY  
MEMORANDUM IN SUPPORT OF LEGISLATION  
submitted in accordance with Assembly Rule III, Sec 1(f)**

**BILL NUMBER:** A7007

**SPONSOR:** Arroyo (MS)

**TITLE OF BILL:** An act authorizing the city of New York to reconvey its interest in certain real property acquired by in rem tax foreclosure in the borough of Bronx to former owner St. Peter's Lutheran Church, notwithstanding expiration of the two year period within which application may be made to the city to release its interest in property thus acquired; Block No. 2285, Lot No. 73 on tax map for the borough of Bronx

**PURPOSE OR GENERAL IDEA OF BILL:**

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**SUMMARY OF PROVISIONS:**

Section 1. Findings. States that pursuant to sections 11-424 and 11-424.1 of the administrative code of the city of New York, the city may release its interest in property thus acquired if an application for such a release is filed with the city's department of general services within two years of the date on which the city's deed is recorded. If such period has elapsed, state legislation is necessary for reconveyance. Such release may be made upon approval of the city of New York, subject to the former owner meeting conditions set forth by the City of New York.

Section 2. Authorizes the City of New York to release its interest and reconvey the real property designated as tax block 2285, lot 73 for the Borough of the Bronx, to St. Peter's Lutheran Church

Section 3. Provides that such release and reconveyance may be made only upon the approval of the in rem foreclosure release board established by section 11-424.1 of the Administrative Code of the City of New York. Specifies that certain conditions must be met.

Section 4. Refers to Section 11-424, subdivision a, paragraph 2 of the Administrative Code of the City of New York: Application to the city for release of property acquired by in rem tax foreclosure.

Section 5. Effective Date

**JUSTIFICATION:**

In 1981, through Bronx in rem tax foreclosure action the City of New York acquired title to premises designated as lot No. 73 in tax block 2285, based on non-payment of taxes to due to non-payment of real estate taxes. This bill will allow such property to be returned to the owner provided specific conditions are met.

LEGISLATIVE HISTORY:

2010 S.8139- Referred to Cities/A.111402 - Referred to Cities

FISCAL IMPLICATIONS:

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EFFECTIVE DATE:

Immediately.

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