



Legislation Text

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Int. No. 1407-A

By The Speaker (Council Member Adams) and Council Members Nurse, Brannan, Fariás, Schulman, Avilés, Williams, Banks, Lee, Brooks-Powers, Stevens, Hanif, Ossé, Hudson and Louis

A Local Law to amend the administrative code of the city of New York, in relation to the sale of tax liens

Be it enacted by the Council as follows:

Section 1. The opening paragraph of subdivision b of section 11-319 of the administrative code of the city of New York, as amended by local law number 82 for the year 2024, is amended to read as follows:

b. The commissioner of finance, on behalf of the city, may sell tax liens, either individually, in combinations, or in the aggregate, pursuant to the procedures provided [herein] in this chapter. [The] Subject to the provisions of this chapter, the commissioner of finance shall establish the terms and conditions of a sale of a tax lien or tax liens; provided that such terms and conditions shall prohibit any purchaser of a tax lien or tax liens from commencing an action to foreclose such tax lien or tax liens, pursuant to section 11-335, against any class one property that is residential real property, as such class of property is defined in subdivision one of section eighteen hundred two of the real property tax law, and occupied by an owner of such property who is a primary resident of such property, unless such purchaser commences such action no earlier than one year after the date of sale, as such term is defined in subdivision e of section 11-320, and the amount of the tax lien or tax liens on such property equals or exceeds the lesser of fifteen percent of the market value of such property, as reflected on the final assessment roll delivered most recently to the council pursuant to section 11-218, or seventy thousand dollars; and provided further that such terms and conditions shall require that any purchaser of a tax lien or tax liens notify the owner of record at the address of record, on a quarterly basis, of the amount of such tax lien or tax liens, the steps that such purchaser has taken to enforce such tax lien or tax liens,

including the commencement of an action to foreclose such tax lien pursuant to section 11-335, information regarding options for such owner to resolve such tax lien or tax liens, and information on how to identify any other outstanding taxes, assessments, sewer rents, sewer surcharges, water rents, or any other charges assessed against such property. Enactment of the local law for the year 2025 that [added] amended this sentence shall be deemed to constitute authorization by the council for the commissioner of finance to conduct a sale or sales of tax liens through and including December thirty-first, two thousand twenty-eight by any method provided for in this chapter. Subsequent to December thirty-first, two thousand twenty-eight, the city shall not have the authority to sell [tax liens] a tax lien by any method provided for in this chapter other than by a negotiated sale, conducted pursuant to subparagraph (i) of paragraph two of this subdivision, to the New York city land bank.

§ 2. This local law takes effect immediately.

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