ROSENBERG & ESTIS, P.C.

Monthly Property Tax Update

June 2026

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Benjamin M. Williams' practice focuses on property tax reductions and planning. He has represented thousands of clients in property tax appeals and at New York City Tax Commission hearings.

Williams also has a depth of experience in real estate tax projections for development, acquisition, leasing, financing and budgeting. His forte is in reducing property taxes for co-ops and condos, multi-family residential, office, and retail properties.

WHAT YOU MAY HAVE MISSED

To read, please visit the **NYC Property Tax Blog** on the Rosenberg & Estis, P.C. website.

Pied-à-Terre Tax Trap: Bad Filings, Six-Year Audits, and 300% Penalties

(06.16.2026)

The Department of Finance proposed rules would allow DOF to audit submissions, subpoena records and witnesses, impose penalties, conduct hearings, reinstate surcharges, and enforce unpaid amounts through liens and collection proceedings. Owners should not treat a pied-à-terre tax response as a simple form submission. A careless filing can create a record that follows the owner for years.

NYC Pied-à-Terre Surcharge is Law: 3 Months to Prepare for the 1st Non-Primary Residence Notice

(06.01.2026)

The surcharge applies beginning with the New York City tax year that starts on July 1, 2026, and the law expires after five years on June 30, 2031, unless extended. For the first year, the first payment is due January 1, 2027.

The most important practical point: a property can be above the value threshold and still avoid the surcharge if it is a primary residence. But owners should expect to prove it to the Department of Finance.

Governor Signs J-51 Renewal Bill into Law for NYC Residential Buildings

(05.28.2026)

Although the State bill is now law, it does not by itself make new J-51 benefits available. The new State law authorizes New York City to adopt a local law implementing the renewed abatement program for eligible construction completed on or after June 30, 2026 and before June 30, 2036. The current J-51 Reform Program applies to eligible construction completed after June 29, 2022 and on or before June 29, 2026.

SUCCESS STORIES

- We obtained a Tax Commission offer to reduce a Midtown office building's property tax $900,000.
- We obtained J-51 Certificates of Eligibility for four co-op and condo properties with 260 apartments, located in Little Neck, Midwood, Riverdale, and Washington Heights, worth over $400,000 of property tax abatements.
- I attended the event *NYU Furman Center: The Impact of Property Taxes on NYC's Multifamily Buildings*.

UPCOMING DEADLINES

July 1
- Property tax due: 1st half / 1st-quarter installment.
- CRP/CEP: renewal deadline.
- Storefront Registry: Supplemental storefront filing commences.

July 15
- Property tax: Q1 interest-free grace period ends (AV ≤ $250,000).

July 31
- J-51: Certificate of Eligibility submission deadline for 2026-10-01 effective date.

August 15
- Storefront Registry: Supplemental storefront registration e-filing deadline.

IN THE NEWS

"Shock to the luxury real estate market": Pied-à-terre tax rollout poses enforcement challenges

The Real Deal | By Ben Miller

The text of the pied-à-terre tax focuses on penalty logistics while leaving other key questions unanswered, according to **Benjamin Williams**, who leads the property tax department at Rosenberg & Estis.

New York just extended the J-51 tax abatement. Here are five key details condo and co-op boards need to know

Brick Underground | By Emily Myers

"The new program is applicable to construction that completes after June 29th, 2026," said **Benjamin Williams**, head of the property tax department at Rosenberg & Estis.

NYC 2nd Home Tax Raises Residency, Co-Op Value Questions

Law360 | By Paul Williams

Individuals who are considered statutory residents are subject to income tax, but the pied-à-terre tax hinges on the use of the specific property instead of merely being present in the city, **Ben Williams** of Rosenberg & Estis PC told Law360.

State Budget Revives J-51 with Expanded Eligibility and Bigger Benefits

Habitat Magazine | By Emily Myers

"If you started work and didn't even think of J-51 because you were at $55,000 average assessment, now all of a sudden you can be eligible," says attorney **Benjamin Williams**, head of the property tax department at Rosenberg & Estis.

New Pied-à-Terre Tax Will Be a Headache for Co-op Boards

Habitat Magazine

The city will establish residency, in part, by the address listed on a homeowner's New York State tax return, according to **Ben Williams**, a member at the law firm Rosenberg & Estis.

Kathy Hochul's pied-à-terre tax spells challenge for co-ops

The Real Deal | By Sheridan Wall

Starting in 2028, the city will begin using market value to determine which homes are subject to the tax. That shift could create issues for other property types outside of co-ops, according to **Ben Williams**, an attorney with Rosenberg & Estis.

Lawmakers approved a pied-à-terre tax. Now comes the hard part.

Crain's New York Business | By Kathryn Brenzel

On Wednesday, **Benjamin Williams**, a tax attorney with Rosenberg & Estis, said some co-op and condo owners will see their market values skyrocket after the city changes how those buildings are assessed.