

Monthly Property Tax Update

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BENJAMIN M. WILLIAMS

Member and Head,
Property Tax

bwilliams@rosenbergestis.com
(212) 551-1246

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.



The Pied-à-Terre Tax Is Back: What the Bills Say, What Changed, and What Albany Still Has to Fix

(04.23.2026)

The early bills were simple. The later bills are more administrable, but also raise harder technical questions. And now that Governor Hochul has publicly proposed a \$500 million annual pied-à-terre tax on luxury second homes valued at \$5 million or more, the unresolved details matter much more.

Court of Appeals Makes Bi-Coastal an Article 7 Case, Not a Clerical-Error Case

(04.22.2026)

The Court of Appeals' decision in *Matter of Bi-Coastal Properties, LLC v. Soliman* is short, but it answers an important procedural question for New York City property tax practice: when a taxpayer claims that DOF should have granted a J-51 exemption because improvement work should have produced a physical increase in the assessment, the taxpayer must use RPTL article 7.

Proposed Property Tax Abatement to Incentivize Fast Facade Repairs and Penalize Lingering Sidewalk Sheds

(04.21.2026)

Senate Bill S9959, introduced by Senator Erik Bottcher on April 17, 2026, would create the RESTORE Act – the Reducing Excess Scaffolding and Timely Ongoing Repair Efforts Act. As of April 21, 2026, the bill is active and pending in the Senate Cities 1 Committee.

READ MORE

New RPIE-2025 Question: Is Your Property Subject to RPTL § 581-a?

(04.20.2026)

Two Retail-Focused Bills to Watch After Recent Action in Albany

(04.08.2026)

Updated Senate Bills Would Make Several Notable Improvements to J-51

(03.10.2026)

Housing Stakeholders Support J-51 at the Joint Legislative Budget Hearing

(02.25.2026)

SUCCESS STORIES

- Settled a 7-year-old property tax certiorari case at the NYC Law Department for a retail condo near Union Square, saving the owner \$800,000.
- Obtained a Tax Commission offer to reduce a Midtown office building's property taxes \$7.1M.
- Obtained a J-51 property tax abatement for a co-op building in Astoria for their boiler and façade work, saving them \$540,000.



UPCOMING DEADLINES

April 28

- Revised NOPV statutory deadline (Class 4 increases).

April 30

- J-51: Certificate of Eligibility submission deadline for 2026-07-01 effective date.

May 1

- RPIE: waiver request due (waiver from electronic filing).

May 15

- SEGS solar abatement: DOB approval deadline for 2026-07-01 effective date.

May 25

- Final assessment roll published.

June 1

- RPIE and Storefront Registry filing deadline.

IN THE NEWS

Questions persist after Gov. Hochul proposes tax on second homes in NYC worth more than \$5M

Eyewitness News on ABC7 New York | By N.J. Burkett

But under the city's current assessment formula, even President Donald Trump's apartment in Trump Tower would avoid the tax because it's assessed at just \$2.7 million.

Experts say the market value is irrelevant.

"State law requires the Department of Finance, for tax assessment purposes, to value co-ops and condos as if they were rentals," said **Ben Williams** of Rosenberg & Estis.

Would Donald Trump have to pay the NYC pied-à-terre tax?

Gothamist | By Jon Campbell & David Brand

The Department of Finance calculates the assessed value based on an estimate of the home's potential rental income under decades-old state law. The proposed \$300,000 figure served as a "proxy" for a home actually worth \$5 million or more, since a condo's assessed value is usually far less than its actual worth, said tax attorney **Benjamin Williams**, from the firm Rosenberg and Estis.

Mayor's Budget Gambit Sets Up Albany Showdown — and Property Tax Squeeze

Habitat Magazine | By Emily Myers

"The increase may not happen at all — or it may happen at a smaller amount in negotiation with the City Council," says attorney **Benjamin Williams**, head of the property tax department at Rosenberg & Estis. ... "A successful protest with a reduction in your assessed value is even more valuable in a higher rate environment," Williams says.

