

LOCAL LAW # 5 OF 2013

**A LOCAL LAW ADOPTING  
CERTAIN TAX ABATEMENT  
PROVISIONS FOR LOCAL HOUSING AS  
AUTHORIZED  
PURSUANT TO THE PROVISIONS OF §470 OF  
THE NEW YORK STATE REAL PROPERTY TAX  
LAW**

BE IT ENACTED by the Common Council of the City of Oneonta, as follows:

Section 1: The City of Oneonta herein adopts this local law to provide that certain improvements to real property meeting certification standards for green buildings shall be exempt from taxation and special ad valorem levies as set forth herein and accordance with the provisions of §470 of the New York State Real Property Law.

Title: Exemption for improvements to real property meeting certification standards for green buildings.

1. Construction of improvements to real property meeting LEED certification standards for green buildings as provided in this section, the green building initiative's green globes rating system, the American National Standards Institute, or other substantially equivalent standards for certification using a similar program for green buildings, shall be exempt from taxation to the extent provided in this section.
2. Such real property, or portion thereof, which is certified under a LEED certification standard for the categories of certified, silver, gold or platinum as meeting green building standards, as determined by a LEED accredited professional shall be exempt as provided below for the respective percentages provided that a copy of the LEED certification for a qualified category is filed with the assessor's office and is approved by the assessor as meeting the requirements of this section and the municipal corporation's local law, ordinance or resolution. Such exemption shall be to the extent of any increase in assessed value resulting from the construction or reconstruction of a property meeting LEED certification.

YEAR	LEED EXEMPTION		
	CERTIFIED/SILVER	GOLD	PLATINUM
1	100%	100%	100%
2	100%	100%	100%
3	100%	100%	100%
4	80%	100%	100%

5	60%	80%	100%
6	40%	60%	100%
7	20%	40%	80%
8	0%	20%	60%
9	0%	0%	40%
10	0%	0%	20%

3. No such exemption shall be granted unless:
  - (a) such construction of improvements was commenced on or after the first day of September, two thousand thirteen;
  - (b) the value of such construction exceeds the sum of ten thousand dollars; and
  - (c) such construction is documented by a building permit, if required, for the improvements, or other appropriate documentation as required by the assessor. For purposes of this section the term "construction of improvements" shall not include ordinary maintenance and repairs.
  
4. If the assessor is satisfied that the applicant is entitled to an exemption pursuant to this section, he or she shall approve the application and such real property shall thereafter be exempt from taxation by the municipal corporation as provided in this section commencing with the assessment roll prepared after the taxable status date. The assessed value of any exemption granted pursuant to this section shall be entered by the assessor on the assessment roll with the taxable property, with the amount of the exemption shown in a separate column.

Section 2: This act shall take effect immediately upon filing with the Secretary of State.

**APPROVED BY THE COMMON COUNCIL:**

**September 17, 2013**

**SIGNED BY MAYOR:**

**October 25, 2013**