

Intro. No. \_\_\_\_

LOCAL LAW NO. \_\_\_\_ OF 2022

**AMENDING MONROE COUNTY CODE CHAPTER 357, ARTICLE XII, TO EXTEND RESIDENTIAL-COMMERCIAL URBAN EXEMPTION (RESCUE) PROGRAM**

BE IT ENACTED BY THE LEGISLATURE OF THE COUNTY OF MONROE, as follows:

Section 1. Chapter 357, Article XII of the Monroe County Code is hereby amended to read as follows:

**ARTICLE XII, Residential-Commercial Urban Exemption Program**

**§357-46. Authorization for exemption.**

Pursuant to §485-a of the Real Property Tax Law, and as provided under this section, this Body hereby authorizes an exemption from real property taxation and special ad valorem levies attributable to the increase in assessed value associated with the conversion to mixed residential-commercial use for properties eligible for said exemption.

**§357-47. Eligibility.**

An eligible real property must be located within the City of Rochester Center City Zoning District. The cost of the conversion to mixed-use residential-commercial shall have a minimum cost of two hundred fifty thousand dollars (\$250,000) and provided further that as a result of the conversion at least twenty-five percent (25%) of the total developed floor space is used for residential purposes. Moreover, for properties that qualify for participation in the exemption program on the basis of a conversion project that is commenced by means of a building permit issued on or after January 1, 2022:

- A. no less than twenty percent (20%) of the premises' residential units shall be affordable to households earning no more than sixty percent (60%) of the median income for households of the same size in the Rochester Metropolitan Statistical Area ("Area Median Income" or "AMI"); and
- B. prior to hiring and retaining the contractors, consultants, workers and commodity vendors for said conversion project, the developer shall commit to comply with the minority and women business enterprise ("MWBE") and workforce development goals mandated for public works in Rochester City Ordinance No. 2018-54, or a modified or replace by any subsequent ordinances; the developer shall submit to the City of Rochester MWBE Officer ("MWBE Officer") and obtain said MWBE Officer's approval for a detailed plan describes how the developer will seek to achieve the City of Rochester's MWBE and workforce participation goals ("MWBE Plan"), which shall include reporting and documentation requirements; and a property's eligibility for the exemption program may be denied or revoked if the MWBE Officer determines that the conversion project has not been conducted in accordance with an approved MWBE Plan.

This local law shall be in effect for the years of 2004 through ~~2024~~ 2024 assessment rolls. Any property that is granted an exemption on one of those rolls shall remain eligible for the additional years of exemption on that property, provided the property continues to meet the requirements of §485-a.

**§357-48. Duration and computation of exemption.**

The exemption is calculated as a percentage of the exemption base, which is the increase in assessed value attributable to the conversion. The base shall be determined for each year in which there is such an increase attributed to an eligible conversion. The exemption is to be calculated by the following method:

<u>Year of Exemption</u>	<u>Percentage of Exemption</u>
1 through 8	100% of Exemption Base
9	80% of Exemption Base
10	60% of Exemption Base
11	40% of Exemption Base
12	20% of Exemption Base

**§357-49. Application for exemption.**

Application for such exemption must be made by the owner or all of the owners of the property on forms prescribed by the State Board to be furnished by the appropriate assessing authority and shall furnish the information and be executed in the manner required or prescribe in such forms and shall be filed in such Assessor's office at least 90 days before the date for filing the final assessment roll.

Section 2. This local law shall take effect immediately upon filing in the office of the Secretary of State as provided by Section 27 of the Municipal Home Rule Law.

Deleted language is ~~stricken~~  
Added language is underlined

Matter of Urgency  
File No. 22-0049.LL

ENACTED: Date: \_\_\_\_\_ Vote: \_\_\_\_\_

ACTION BY THE COUNTY EXECUTIVE

APPROVED: \_\_\_\_\_ VETOED: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

EFFECTIVE DATE OF LOCAL LAW: \_\_\_\_\_