

**PROPOSED AMENDMENTS TO THE NEW YORK CITY  
CHARTER**

**July 1, 2025**

### **Fast Track for Affordable Housing**

Section one. Chapter 8 of the New York city charter is amended by adding a new section 197-f to read as follows:

§ 197-f. Affordable housing fast track. a. No later than October 1, 2026, and every five years thereafter, the director of city planning shall determine and post on the website of the department a list of the twelve community districts in which, during the preceding five years, the least affordable housing has been produced. The director, in consultation with the commissioner of housing preservation and development, shall determine such twelve community districts by measuring the total number of affordable dwelling units for which the department of buildings has issued a permit for construction work in the prior five years as a percentage of the total number of housing units located in such community district at the start of each five-year cycle. For the purposes of this section, the term “affordable dwelling unit” has the same meaning as set forth in subdivision a of section sixteen-a.

b. Applications by any person or agency for any changes, approvals, permits, or authorizations thereof, respecting the use, development or improvement of real property, that would otherwise be subject to review pursuant to section one hundred ninety-seven-c, shall be instead reviewed pursuant to the expedited land use review procedure set forth in section one hundred ninety-seven-e, provided:

1. Such real property is located in a community district that, on the date of the filing of such application, is included on the list posted by the director pursuant to subdivision a of this section;

2. Such real property is, or would be if such application is approved, subject to a program established in the zoning resolution that mandates that any new housing on designated lots include minimum percentages of permanently affordable housing equivalent to or exceeding the requirements under any mandatory inclusionary housing program;

3. Such application is filed between the first of January succeeding the posting of the list required by subdivision a of this section identifying the community district in which such real property is located and the thirty-first of December five years thereafter; and

4. The department of city planning certifies as complete such application no later than two years after such application is filed.

c. In determining whether to approve, approve with modifications, or disapprove an application described in subdivision b of this section, the city planning commission shall assess and make a finding regarding the consistency of such application with the fair housing plan submitted pursuant to subdivision b of section sixteen-a and existing transportation, sewer and other infrastructure.

d. The commission may promulgate rules in connection with the implementation of this section, including, but not limited to, rules relating to the selection of data used for the determination required under subdivision a of this section.

§ 2. Chapter 8 of the New York city charter is amended by adding a new section 197-e to read as follows:

§ 197-e. Expedited land use review procedure. a. For any application described in subdivision b of section one hundred ninety-seven-f, the applicant shall file with the department of city planning the documents required to be filed pursuant to subdivision b of section one

hundred ninety-seven-c. The department of city planning shall forward a copy of any materials it receives pursuant to this subdivision (whether or not such materials have been certified as complete) within five days to each affected borough president or community board.

b. The department of city planning shall be responsible for certifying that applications described in subdivision b of section one hundred ninety-seven-f are complete and ready to proceed through the expedited land use review procedure provided for in this section. The department shall not certify an application unless (1) each affected borough president and community board has received from the department, at least thirty days before certification, a pre-certification notice containing information specified by the city planning commission, which shall include the project location, the purpose of the proposed actions, and a description of the proposed actions, sufficient to put such borough president and community board on notice of the substance of the application, and (2) the application is substantially consistent with such notice. The department shall publish such notice on the department's website within five days of transmission of such notice to such community board and borough president. Upon certification of an application, the department shall give notice of such certification to the council.

c. (1) Except as otherwise provided in paragraph two of this subdivision, each affected community board shall, not later than sixty days after receipt of an application that has been certified pursuant to subdivision b of this section:

(a) notify the public of the application in a manner specified by the city planning commission pursuant to subdivision e of this section, and

(b) either (i) conduct a public hearing thereon and prepare and submit a written recommendation to the city planning commission, or (ii) where authorized by this charter, submit

a written waiver of the right to conduct a public hearing and to submit such written recommendations to the commission.

(2) Where an application has been certified during the month of June, the affected community board shall provide notification pursuant to subparagraph a of paragraph one of this subdivision and conduct a hearing or, where authorized, submit a waiver of the right to conduct a public hearing pursuant to subparagraph b of paragraph one of this subdivision not later than ninety days after receipt of such application or, where such application is certified during the period of time from and including July 1 to and including July 15, not later than seventy-five days after receipt of such application.

d. (1) Except as otherwise provided in paragraph two of this subdivision, each affected borough president shall, not later than sixty days after receipt of an application that has been certified pursuant to subdivision b of this section, submit a written recommendation or waiver thereof to the city planning commission.

(2) Where an application has been certified during the month of June, the affected borough president shall submit such recommendation or waiver not later than ninety days after receipt of such application or, where such application is certified during the period of time from and including July 1 to and including July 15, not later than seventy-five days after receipt of such application.

e. Not later than thirty days after expiration of time allowed for the filing of a recommendation or waiver with the city planning commission by the affected community board and borough president, the commission shall approve, approve with modifications, or disapprove the application, provided, however, that where the department determines that an application is

required by law to include an environmental impact statement, the commission shall approve, approve with modifications, or disapprove such application no later than sixty days after such expiration of time. Any such approval or approval with modifications of the commission shall require the affirmative vote of at least seven of the members. The commission shall conduct a public hearing on all applications that are subject to review and approval by the commission pursuant to this section. Any action of the city planning commission which modifies or disapproves a written recommendation of a borough president or affected community board shall be accompanied by a written explanation of its reason for such action. Notwithstanding any contrary provision of this chapter, the city planning commission shall not file an application reviewed pursuant to this section with the council, and such an application shall not be subject to review pursuant to section one hundred ninety-seven-d.

f. The city planning commission shall establish rules providing (1) guidelines, minimum standards, and procedural requirements for community boards, borough presidents, and the commission in the exercise of their duties and responsibilities pursuant to this section, (2) minimum standards for certification of applications pursuant to subdivision b of this section, and (3) specific time periods for review of applications pursuant to this section prior to certification.

g. If a community board or borough president fails or waives its right to act within the time limits for review pursuant to subdivisions c or d of this section, the application shall be referred to the city planning commission. If the city planning commission fails to act on the application within the time limit specified in subdivision e, the application shall be deemed to have been denied.

h. Notice of any hearing on an application by the city planning commission shall be published in the city record at least ten days immediately prior to the date of the hearing, and a copy of the notice shall be mailed to all community boards affected by the application.

§ 3. Subdivision b of section 197-e of the New York city charter, as added by a vote of the electors at a general election held on November 4, 2025 upon approval of ballot question 2, shall be amended by adding a new paragraph 7 to read as follows:

7. An application that meets the criteria set forth in subdivision b of section one hundred ninety-seven-f.

§ 4. Subdivision g of section 197-e, as added by a vote of the electors at a general election held on November 4, 2025 upon approval of ballot question 2, is amended to read as follows:

g. Not later than thirty days after expiration of time allowed for the filing of a recommendation or waiver with the city planning commission by the affected community board and borough president, the commission shall approve, approve with modifications, or disapprove the application, provided, however, that where the department determines that an application pursuant to section one hundred ninety-seven-f is required by law to include an environmental impact statement, the commission shall approve, approve with modifications, or disapprove such application no later than forty-five days after such expiration of time. Any such approval or approval with modifications of the commission shall require the affirmative vote of at least seven of the members. The commission shall conduct a public hearing on all applications that are subject to review and approval by the commission pursuant to this section. Prior to taking any action pursuant to this subdivision on a matter involving the siting of a capital project, the sale, lease,

exchange or other disposition or acquisition of real property, the city planning commission may obtain a report from the office of management and budget or the department of citywide administrative services, as appropriate. Any action of the city planning commission which modifies or disapproves a written recommendation of a borough president or affected community board shall be accompanied by a written explanation of its reason for such action. Notwithstanding any contrary provision of this chapter, the city planning commission shall not file an application reviewed pursuant to this section with the council, and such and such an application filed pursuant to this section shall not be subject to section one hundred ninety-seven-d, except as set forth in subdivision j of this section.

§ 5. Section 200 of the New York city charter, as amended by a vote of the electors at a general election held on November 7, 1989, is amended to read as follows:

a. Except as provided in subdivision b, any existing resolution or regulation of the council, the board of estimate or of the city planning commission to regulate and limit the height and bulk of buildings, to regulate and determine the area of yards, courts and other open spaces, to regulate density of population or to regulate and restrict the locations of trades and industries and location of buildings designed for specific uses or creating districts for any such purpose, including any such regulation which provides that the board of standards and appeals may determine and vary the application of such resolutions or regulations in harmony with their general purpose and intent and in accordance with general or specific rules contained in such regulations, may be amended, repealed or added to only in the following manner:

1. The city planning commission may upon its own initiative at any time or upon application as provided in section two hundred one, adopt a resolution to amend the text of the



zoning resolution subject to the limitations provided by law. Before adopting any such resolution, the commission shall notify any community board or borough board affected by the resolution and shall afford persons interested an opportunity to be heard at a time and place to be specified in a notice of hearing to be published in the City Record for the ten days of publication of the City Record immediately prior thereto setting forth in general terms the nature of the proposed resolution and a statement of the place at which the entire resolution may be examined.

2. Any resolution by the commission approving a change in the text of the zoning resolution shall be subject to review and approval by the council pursuant to section one hundred ninety-seven-d. Any resolution for a zoning text change which the mayor shall have certified to the council as necessary, and which has been disapproved by the commission, may be adopted by the council by a two-thirds vote and, after notice to the parties affected, a public hearing. The council shall act upon such resolution within fifty days of the filing of the certification of the mayor with the council, and such resolution shall become effective upon approval by the council.

3. In case a protest against such a resolution approved by the city planning commission shall have been presented to the city clerk within thirty days from the date of the filing of such resolution with the council, duly signed and acknowledged by the owners of twenty per cent or more of the area of:

(1) the land included in changes proposed in such proposed resolution, or

(2) the land immediately adjacent extending one hundred feet therefrom, or

(3) the land, if any, directly opposite thereto extending one hundred feet from the street frontage of such opposite land, such resolution shall not be effective after the filing of such protest unless approved by the council by a three-fourths vote within one hundred eighty days after

the filing of said resolution with the city clerk. The effective date of such resolution, if so approved, shall be the date of such approval. A protest duly filed as herein provided may be withdrawn at any time within sixty days from the date of the filing of such resolution.

4. Notwithstanding anything in this subdivision to the contrary, for resolutions that would apply to specified parcels of real property subject to a program established in the zoning resolution that mandates that any new housing on designated lots include minimum percentages of permanently affordable housing equivalent to or exceeding the requirements under any mandatory inclusionary housing program, the adoption of such resolution shall be pursuant to the expedited land use review procedure set forth in section one hundred ninety-seven-e instead of the review procedure set forth in paragraphs one through three of this subdivision.

b. Designations of zoning districts under the zoning resolution and the issuance of special permits which under the terms of the zoning resolution are within the jurisdiction of the city planning commission shall be subject to review and approval pursuant to the procedures provided in section one hundred ninety-seven-c and section one hundred ninety-seven-d, except for applications to designate a zoning district under the zoning resolution reviewed in accordance with section one hundred ninety-seven-e, and except that whenever the city planning commission has not recommended approval of a proposed change in the designation of a zoning district or the issuance of a special permit under the zoning resolution or has failed to act on such a matter within the time specified in section one hundred ninety-seven-c, the council by a two-thirds vote may approve such change or the issuance of such permit only if the mayor shall have certified to the council that such change or issuance is necessary. The council shall act upon such designation or permit within fifty days of the filing of the certification of the mayor with the council.

§ 6. Subdivision a of section 201 of the New York city charter, as amended by a vote of the electors at a general election held on November 7, 1989, is amended to read as follows:

a. Applications for changes in the zoning resolution may be filed by any taxpayer, community board, borough board, borough president, by the mayor or by the land use committee of the council if two-thirds of the members of the committee shall have voted to approve such filing with the city planning commission. All such applications involving changes in the designation of zoning districts under the zoning resolution shall be subject to review and approval pursuant to section one hundred ninety-seven-c and one hundred ninety-seven-d, except as set forth in section one hundred ninety-seven-e. For applications involving other changes in zoning resolutions and regulations, the commission prior to taking action upon any such application shall refer it to the affected community boards or borough boards for a public hearing and recommendation, provided, however, that applications that would apply to specified parcels of real property a program established in the zoning resolution that mandates that any new housing on designated lots include minimum percentages of permanently affordable housing equivalent to or exceeding the requirements under any mandatory inclusionary housing program, such application shall be referred to affected community boards and the affected borough president in accordance with the expedited land use review procedure set forth in section one hundred ninety-seven-e.

§ 7. Subdivision d of section 215 of the New York city charter, as amended by a vote of electors at a general election held on November 5, 2024, is amended to read as follows:

d. In the preparation of the preliminary ten-year capital strategy, the department of city planning and office of management and budget shall consider: (i) the strategic policy statements

of the mayor and the borough presidents pursuant to section seventeen, (ii) relevant citywide, borough and community plans adopted pursuant to section one hundred ninety seven-a, the fair housing plan submitted pursuant to section sixteen-b, and the list of twelve community districts published pursuant to subdivision a of section one hundred ninety-seven-f, (iii) the reports pursuant to section two hundred fifty-seven comparing the most recent ten-year capital strategy with the capital budgets and programs adopted for the current and previous fiscal years, and (iv) the city's capital needs, as informed by the citywide statement of needs and the capital plant inventory required by sections two hundred four and one thousand one hundred ten-a, respectively, including but not limited to city facility and capital plant conditions and deterioration, geographic distribution, impact on agency function or mission, impact on resiliency, and relevant federal or state conditions or requirements.

1           § 8. Subdivisions 9 and 10 of section 666 of the New York city charter, as redesignated by  
2 local law number 49 for the year 1991, are amended to read as follows:

3           9. To afford an equal right to the city planning commission, community boards, and  
4 borough boards and lessees and tenants as well as owners to appear before it for the purpose of  
5 proposing arguments or submitting evidence in respect of any matter brought before it pursuant to  
6 the zoning resolution of the city of New York or section six hundred sixty-six-a. In rendering a  
7 final determination on any matter before it in which any such party has proposed relevant  
8 arguments or submitted relevant evidence, the board shall refer to such arguments or evidence in  
9 its final determination and describe the extent to which the board considered such arguments or  
10 evidence in reaching its final determination, to the extent applicable. The board may categorize

1 similar comments together and respond to such categories, provided that each such categorical  
2 response indicates the testimony to which it is responding.

3 10. To issue such special permits as the board is authorized to issue under the zoning  
4 resolution or under section six hundred sixty-six-a.

5 § 9. Chapter 27 of the New York city charter is amended by adding a new section 666-a to  
6 read as follows:

7 § 666-a. Fast-track special permit for affordable housing projects. a. In accordance with  
8 the provisions set forth in this section, the board may modify the application or interpretation of  
9 any use, bulk, or parking regulation of the zoning resolution to a building to be developed,  
10 preserved, or converted, in whole or in part for affordable housing, as such term is defined in  
11 section sixteen-a, provided that the board finds each of the following:

12 1. The building is or will be owned, in whole or in part, by a housing development fund  
13 company formed pursuant to article eleven of the private housing finance law;

14 2. The building is substantially located in a zoning district that allows residential uses;

15 3. As determined in consultation with the commissioner of housing preservation and  
16 development, the building is consistent with applicable affordable housing design and  
17 development standards established by such commissioner and could not be developed without  
18 modifying the application of any use, bulk, or parking regulations;

19 4. The building will not alter the essential character of the neighborhood; and

20 5. Under the conditions and safeguards imposed, the hazards or disadvantages to the  
21 community at large of such modifications at the particular site are outweighed by the advantages  
22 to be derived by the community and city of the grant of such modifications.

1           c. The decision or determination of the board shall set forth each required finding in each  
2 specific grant of a special permit authorized by this section, and in each denial thereof which of  
3 the required findings have not been satisfied. Each finding shall be supported by evidence or other  
4 data considered by the board in reaching its decision, including the personal knowledge of, or  
5 inspection by, the members of the board, as applicable. Reports of other city agencies made as a  
6 result of inquiry by the board may be considered by the board.

7           d. In granting one or more modifications, the board may prescribe such conditions or  
8 restrictions as it may deem necessary to minimize the adverse effects of such modifications on  
9 other property in the neighborhood and ensure such affordable housing is consistent with  
10 applicable design and development standards. Such conditions or restrictions shall be incorporated  
11 in the building permit and certificate of occupancy. Failure to comply with such conditions or  
12 restrictions shall constitute a violation of such permit or certificate of occupancy and may  
13 constitute the basis for denial or revocation of a building permit or certificate of occupancy and  
14 for all other applicable remedies.

15           § 10. Section 668 of the New York city charter is amended by adding a new subdivision d-  
16 1 to read as follows:

17           d-1. Notwithstanding anything to the contrary in subdivision d of this section, for  
18 applications filed pursuant to section six hundred sixty-six-a, the public hearing required to be held  
19 by the board pursuant to subdivision d shall be held no later than thirty days after the expiration of  
20 the time allowed for the filing of a recommendation or waiver with the board by the affected  
21 community board or borough board, and the board shall give public notice not less than five days  
22 in advance of such hearing. The board shall take final action on the application no later than thirty

1 days after the expiration of time allowed for holding a hearing, provided that if the board  
2 determines that the application cannot satisfy the required findings, it may hold a second hearing  
3 within sixty days of such determination and take final action on the application within such sixty  
4 days.

5 § 11. Subdivision e of section 668 of the New York city charter, as redesignated by local  
6 law 103 for the year 2017, is amended to read as follows:

7 e. Copies of a decision of the board of standards and appeals and copies of any  
8 recommendation of the affected community board or borough board shall be filed with the city  
9 planning commission and, for applications filed pursuant to section six-hundred sixty-six-a, with  
10 the commissioner of housing preservation of development. Copies of the decision shall also be  
11 filed with the affected community or borough boards.

12 § 12. Subdivision h of section 668 of the New York city charter, as redesignated by local  
13 law 103 for the year 2017, is amended to read as follows:

14 h. The city planning commission shall be a party to any proceeding to determine and vary  
15 the application of the zoning. The commissioner of housing preservation and development shall  
16 also be a party to proceeding to modify the zoning resolution pursuant to section six hundred sixty-  
17 six-a. The commission may appear and be heard on any application pursuant to this section before  
18 the board of standards and appeals if, in the judgment of the city planning commission, the granting  
19 of relief requested in such application would violate the requirements of the zoning resolution  
20 relating to the granting of variances. The commission and commissioner of housing preservation  
21 and development, as applicable, shall have standing to challenge the granting or denial of a

1 variance or modification pursuant to section six hundred sixty-six-a in a proceeding brought  
2 pursuant to article seventy-eight of the civil practice law and rules, or in any similar proceeding.

3 § 13. Section 1152 of the New York city charter is amended by adding paragraphs 1, 2 and  
4 3 to a new subdivision p to read as follows:

5 p. (1) The amendments to the charter adding sections 197-f, 666-a and subdivision d-1 of  
6 section 669, and amending subdivision d of section 215, subdivisions 9 and 10 of section 666, and  
7 subdivisions e and h of section 668, as approved by the electors on November 4, 2025, shall take  
8 effect immediately upon certification that the electors have approved such amendments to the  
9 charter.

10 (2) The amendments to the charter adding a new section 197-e and amending sections  
11 200 and 201, as added by sections 2, 5 and 6 of such amendments associated with ballot question  
12 1, as submitted to the voters at the general election held on November 4, 2025, shall take effect  
13 immediately upon certification that the electors have approved such amendments to the charter,  
14 except that such amendments shall not take effect and shall be deemed repealed if the  
15 amendments to the charter adding a new section 197-e, as added by such amendments associated  
16 with ballot question 2, as submitted to the voters at the general election held on November 4,  
17 2025, are approved by the electors on November 4, 2025.

18 (3) The amendments to the charter amending subdivision b of section 197-e and  
19 subdivision g of section 197-e, as added by sections 3 and 4 of such amendments associated with  
20 ballot question 1, as submitted to the voters at the general election held on November 4, 2025,  
21 shall take effect immediately upon certification that the electors have approved such amendments  
22 to the charter, except that such amendments shall not take effect and shall be deemed repealed if



1 the amendments to the charter adding a new section 197-e, as added by amendments to the  
2 charter associated with ballot question 2, as submitted to the voters at the general election held  
3 on November 4, 2025, are not approved by the electors on November 4, 2025.

## **Expedited Land Use Review Procedure**

1           Section 1. Section 197-d of the New York city charter, as added by a vote of the  
2   electors at a general election held on November 7, 1989, is amended to read as follows:

3           § 197-d. Council Review. a. The city planning commission shall file with the  
4   council and with the affected borough president a copy of its decisions to approve or approve  
5   with modifications (1) all matters described in subdivision a of section one hundred ninety-  
6   seven-c, (2) plans pursuant to section one hundred ninety-seven-a, and (3) changes in the text of  
7   the zoning resolution pursuant to sections two hundred and two hundred one. Any such filing of  
8   a decision pursuant to section one hundred ninety-seven-c shall be completed prior to the  
9   expiration of the sixty-day period for action by the commission. Any such filing with the council  
10   shall include copies of all written recommendations of community boards, borough boards and  
11   borough presidents with respect to the decision being filed.

12           b. [The] Except for applications reviewed pursuant to the expedited land use  
13   review procedure set forth in subdivisions c through j of section one hundred ninety-seven-e, the  
14   following decisions filed with the council pursuant to subdivision a of this section, shall be  
15   subject to review and action by the council:

16           (1) any decision of the city planning commission to approve or approve with  
17   modifications a matter described in paragraph three or eight of subdivision a of section one  
18   hundred ninety-seven-c, a disposition of residential real property (as defined in this paragraph)  
19   pursuant to paragraph ten of subdivision a of section one hundred ninety-seven-c [(except for  
20   dispositions to companies that have been organized exclusively to develop housing projects for

persons of low income)], a plan pursuant to section one hundred ninety-seven-a, or a change in the text of the zoning resolution pursuant to sections two hundred or two hundred one, except for changes in text pursuant to paragraph two of subdivision a of section two hundred. For purposes of this section, residential real property shall mean real property improved by structures, whether or not occupied, built for or converted to a use which is primarily residential, but shall not include property subsequently converted to non-residential use;

(2) any other decision of the city planning commission to approve or approve with modifications a matter described in subdivision a of section one hundred ninety-seven-c, if (i) both an affected community board (after holding a public hearing) and the affected borough president, within the time periods allotted for their reviews pursuant to section one hundred ninety-seven-c, have recommended in writing against approval and (ii) the affected borough president, within five days of receiving a copy of the decision of the commission, files with the commission and the council a written objection to the decision; and

(3) any other decision of the city planning commission to approve or approve with modifications a matter described in subdivision a of section one hundred ninety-seven-c, if within twenty days of the filing of such decision pursuant to subdivision a of this section, the council resolves by the majority vote of all the council members to review the decision of the commission.

c. [Within] Except as provided in subdivision c-1 of this section, within fifty days of the filing with the council pursuant to subdivision a of this section of any decision of the city planning commission which pursuant to subdivision b of this section is subject to review by the council, the council shall hold a public hearing, after giving public notice not less than five days

1 in advance of such hearing, and the council, within such fifty days, shall take final action on the  
2 decision. The affirmative vote of a majority of all the council members shall be required to  
3 approve, approve with modifications or disapprove such a decision. If, within the time period  
4 provided for in this subdivision and, if applicable, in subdivision d of this section, the council  
5 fails to act or fails to act by the required vote on a decision of the city planning commission  
6 subject to council review pursuant to subdivision b of this section, the council shall be deemed to  
7 have approved the decision of the commission.

8 c-1. Notwithstanding anything in subdivision c of this section to the contrary,  
9 within thirty days of any filing with the council of any application made by the city pursuant to  
10 subparagraph a of paragraph four of subdivision b of section one hundred ninety-seven-e, or  
11 subparagraph a of paragraph five of subdivision b of section one hundred ninety-seven-e, the  
12 council shall hold a public hearing, after giving public notice not less than five days in advance  
13 of such hearing, and the council, within such thirty days, shall take final action on the decision.  
14 The affirmative vote of a majority of all the council members shall be required to approve or  
15 disapprove such a decision. If, within the time period provided for in this subdivision, the council  
16 fails to act or fails to act by the required vote on an application made pursuant to this section, the  
17 council shall be deemed to have approved the application.

18 d. The council shall not approve with modifications a commission decision if the  
19 commission has determined pursuant to this subdivision that additional review of the  
20 modifications is required. Prior to approving a decision of the commission with modifications,  
21 the council shall file the text of any such proposed modifications with the commission. Within  
22 fifteen days of such filing, the commission shall file with the council a written statement

1 indicating whether such proposed modifications are of such significance that additional review of  
2 environmental issues or additional review pursuant to section one hundred ninety-seven-c is  
3 required. If no additional review is required, the commission may include in such statement its  
4 advisory recommendation concerning the proposed modifications, together with any proposed  
5 amendments to the proposed modifications. The council may thereafter approve such proposed  
6 modifications, with or without the amendments proposed by the commission. The time period for  
7 council action shall be tolled during such fifteen-day period[;], provided, however, that proposed  
8 modifications may be referred to the commission pursuant to this subdivision only once with  
9 respect to each application or group of related applications under review by the council.

10 e. All actions of the council pursuant to this section shall be filed by the council  
11 with the mayor prior to the expiration of the time period for council action under subdivisions c  
12 and, if applicable, d of this section. Actions of the council pursuant to this section shall be final  
13 unless the mayor within five days of receiving a filing with respect to such an action of the  
14 council files with the council a written disapproval of the action. Any mayoral disapproval under  
15 this subdivision shall be subject to override by a two-thirds vote of all the council members  
16 within ten days of such filing by the mayor.

17 f. The mayor shall have the right to file a written disapproval of any approval  
18 deemed to have occurred pursuant to subdivisions c and c-1 of this section as a result of a failure  
19 of the council to act or to act by the required vote. Any such written disapproval must be filed  
20 within five days of the expiration of the time period for action by the council under subdivisions  
21 c and, if applicable, d of this section. Any mayoral disapproval under this subdivision shall be

1 subject to override by a two-thirds vote of all the council members within ten days of such filing  
2 by the mayor.

3 g. If a decision of the commission approving an application is not subject to  
4 council review pursuant to paragraph one of subdivision b of this section or is not made subject  
5 to council review pursuant to paragraphs two or three of subdivision b of this section, the mayor  
6 may nonetheless file with the council a written objection to such decision of the commission  
7 within five days of the expiration of time for the council to act under paragraph three of  
8 subdivision b of this section. Any mayoral objection under this subdivision shall be subject to  
9 override by a two-thirds vote of all the council members within ten days of such filing by the  
10 mayor.

11 § 2. Subdivision b of section 199 of the New York city charter, as amended by a  
12 vote of the electors at a general election held on November 7, 1989, is amended to read as follows:

13 b. The review of any proposed addition to or change in the city map initiated by or  
14 referred to the city planning commission shall be made, as applicable, pursuant to section one  
15 hundred ninety-seven-c and section one hundred ninety-seven-d, or pursuant to section one  
16 hundred ninety-seven-e.

17 § 3. Subdivision a of section 218 of the New York city charter, as amended by a  
18 vote of the electors at a general election held on November 7, 1989, is amended to read as follows:

19 a. The selection of sites for capital projects shall be pursuant to the uniform  
20 procedures provided pursuant to sections one hundred ninety-seven-c and one hundred ninety-  
21 seven-d, except for acquisition of office space pursuant to section one hundred ninety-five, and

1 except for selection of a site for a resiliency project, a solar energy generation project, or the  
2 creation of open space subject to section one hundred ninety-seven-e.

3 § 4. Chapter 8 of the New York city charter is amended by adding a new section  
4 197-e to read as follows:

5 § 197-e. Expedited land use review procedure. a. Definitions. For the purposes of  
6 this section, the following terms have the following meanings:

7 Base flood elevation. The term “base flood elevation” has the same meaning as set  
8 forth in section 202 of the New York city building code.

9 Solar energy generation project. The term “solar energy generation project” means  
10 a project for which the primary purpose is to generate electricity through the use of photovoltaics.

11 Open space. The term “open space” means outdoor space that is owned by the city  
12 and is available for public access or is protected as a sensitive natural area and that serves to  
13 mitigate impacts from or to reduce vulnerability to rising sea levels, extreme weather events and  
14 natural disasters, including but not limited to parks, promenades, esplanades, greenways, nature  
15 preserves, and recreational piers.

16 Resiliency project. The term “resiliency project” means any construction or  
17 improvement for which the primary purpose is to mitigate impacts from or to reduce vulnerability  
18 to rising sea levels, extreme weather events, and natural disasters, including but not limited to  
19 coastal flood protection infrastructure, wetland protection and expansion, and stormwater  
20 drainage.

21 b. Notwithstanding subdivision a of section one hundred ninety-seven-c,  
22 applications by any person or agency for any of the following changes, approvals, permits, or

1 authorizations thereof, respecting the use, development or improvement of real property subject to  
2 city regulation in any of the following categories shall be reviewed pursuant to the expedited  
3 review procedure set forth in this section:

4 1. Any of the following changes in the city map pursuant to section one hundred  
5 ninety-eight and section one hundred ninety-nine:

6 (a) (1) The mapping or discontinuance of a street, other than the discontinuance of  
7 an existing built street, to enable or facilitate a project for the development or preservation of  
8 affordable housing developed or preserved by a company that has been organized exclusively to  
9 develop housing projects for persons of low income, or the development of a resiliency project, or  
10 open space; or

11 (2) The mapping of any street needed to meet the street or highway public access  
12 requirements set forth in section thirty-six of the general city law;

13 (b) The raising of the grade of a street or bridge up to two and a half feet above the  
14 base flood elevation in any area for which such a base flood elevation has been established, or, in  
15 any area where a base flood elevation has not been established, up to two and a half feet above the  
16 grade of such street or bridge as established on or before the effective date of the local law that  
17 added this section;

18 (c) The widening of any street or bridge, as necessary to achieve a raising of such  
19 street or bridge as described in subparagraph (b), up to five feet above the grade of such street or  
20 bridge as established on or before the effective date of the local law that added this section;

21 (d) Any other change to the city map in connection with the acquisition of real  
22 property by the city for a resiliency project or creation of open space;



1           2. Designations of zoning districts under the zoning resolution, including  
2           conversion from one land use to another land use, pursuant to sections two hundred and two  
3           hundred one, provided that no part of the area to be designated has been designated pursuant to  
4           this paragraph in the ten years prior to such application and the district permits residential uses,  
5           and where:

6                   (a) such designation allows residential uses and increases maximum residential  
7           floor area, provided that:

8                           (1) the district mapped at the time of application is determined by the commission  
9           to be a medium- or high-density residence district or a commercial district that allows residential  
10          uses equivalent to a medium- or high-density residence district;

11                           (2) such increase shall not exceed thirty percent; and

12                           (3) the proposed designation shall not be a zoning district that regulates the  
13          maximum height of buildings by anything other than a horizontal plane, except where the district  
14          mapped at the time of application also does not regulate the maximum height of buildings by a  
15          horizontal plane; or

16                           (b) the district to be designated has a standard maximum building height of not  
17          more than forty-five feet, and such designation increases the residential capacity, except that the  
18          standard maximum residential floor area shall not exceed 2.0;

19           3. Site selection for capital projects that are a resiliency project, solar energy  
20          generation project or project for the creation of open space pursuant to section two hundred  
21          eighteen, provided that any buildings included in such capital project shall have an area, in the  
22          aggregate, of no more than five thousand square feet;

1           4. Sale, lease (other than the lease of office space), exchange, or other disposition  
2 of the real property of the city, including the sale or lease of land under water pursuant to section  
3 eight hundred twenty-four, chapter fifteen, and other applicable provisions of law:

4           (a) to companies that have been organized exclusively to develop housing projects  
5 for persons of low income;

6           (b) to private owners of abutting property or an entity comprised thereof, provided  
7 such real property of the city is not inalienable property and cannot be independently developed,  
8 as determined by the mayor, because singly or in combination, its size, shape, applicable zoning,  
9 configuration, or topography render such development economically impracticable or infeasible;  
10 or

11           (c) for purposes of a solar energy generation project, provided that the expedited  
12 review procedure set forth in this section shall apply only to a lease for such project;

13           5. Acquisition by the city of real property (other than the acquisition of office space  
14 for office use or a building for office use), including acquisition by purchase, condemnation,  
15 exchange or lease and including the acquisition of land under water pursuant to section eight  
16 hundred twenty-four, chapter fifteen, and other applicable provisions of law, for the purpose of:

17           (a) Disposition of such property to a company that has been organized exclusively  
18 to develop housing projects for persons of low income;

19           (b) A voluntary buy-out program of property, provided that the expedited review  
20 procedure set forth in this section shall apply only to purchases, and provided further that:

21           (1) Such property is used for residential purposes, contains one to four dwelling  
22 units, and is located in either a coastal special flood hazard area or a ten-year rainfall flood risk

1 area, as such terms are defined in section 28-104.9.1 of the administrative code and subdivision a  
2 of section 24-809 of such code, respectively;

3 (2) Such property is used for any purpose in an area declared by the federal  
4 government to be a disaster and within five years of the expiration of such status as a disaster area;  
5 or

6 (3) Such acquisition is authorized by a local law relating to a voluntary buy-out  
7 program;

8 (c) Development of a resiliency project, open space, or solar energy generation  
9 project, and provided further that such property:

10 (1) contains freshwater wetlands, as defined in section 24-0107 of the  
11 environmental conservation law, or tidal wetlands, as defined in section 25-0103 of such law, that  
12 are adjacent to city-owned property;

13 (2) is undeveloped and in a mapped street or extending under water;

14 (3) has no owner of record; or

15 (4) is acquired from a private owner of property or an entity comprised thereof,  
16 where such real property is adjacent to city-owned property; and cannot be independently  
17 developed because, singly or in combination, its size, shape, applicable zoning, configuration, or  
18 topography render such development economically impracticable or infeasible.

19 6. Such other matters involving the use, development or improvement of property  
20 as are proposed by the city planning commission and enacted by the council pursuant to local law.

21 c. For any application being reviewed pursuant to this section, except as set forth  
22 in subdivision k of this section, the applicant shall file with the department of city planning the

1 documents required for applications being reviewed under the uniform land use review procedure,  
2 as set forth in subdivision b of section one hundred ninety-seven-c. The department of city planning  
3 shall forward a copy of any materials it receives pursuant to this subdivision (whether or not such  
4 materials have been certified as complete) within five days to each affected borough president or  
5 community board.

6 d. The department shall be responsible for certifying that applications filed with  
7 such department pursuant to subdivision c of this section are complete and ready to proceed  
8 through the expedited land use review procedure provided for in this section. The department shall  
9 not certify an application unless (1) each affected borough president and community board has  
10 received from the department, at least thirty days before certification, a pre-certification notice  
11 containing information specified by the city planning commission, which shall include the project  
12 location, the purpose of the proposed actions, and a description of the proposed actions, sufficient  
13 to put such borough president and community board on notice of the substance of the application,  
14 and (2) the application is substantially consistent with such notice. The department shall also  
15 publish such notice on the department's website within five days of such transmission. Upon  
16 certification of an application, the department shall give notice of such certification to the council.

17 e. (1) Except as otherwise provided in paragraph two of this subdivision or in  
18 subdivision k of this section, each affected community board shall, not later than sixty days after  
19 receipt of an application that has been certified pursuant to subdivision d of this section:

20 (a) notify the public of the application in a manner specified by the city planning  
21 commission pursuant to subdivision g of this section; and

1           **(b) either (i) conduct a public hearing thereon prior to preparing and submitting its**  
2 **written recommendation to the city planning commission, or (ii) where authorized by this charter,**  
3 **submit a written waiver of the right to conduct a public hearing and to submit such written**  
4 **recommendations to the commission.**

5           **(2) Where an application has been certified during the month of June, the affected**  
6 **community board shall provide notification pursuant to subparagraph a of paragraph one of this**  
7 **subdivision and conduct a hearing or, where authorized, submit a waiver of the right to conduct a**  
8 **public hearing pursuant to subparagraph b of paragraph one of this subdivision not later than ninety**  
9 **days after receipt of such application or, where such application is certified during the period of**  
10 **time from and including July 1 to and including July 15, not later than seventy-five days after**  
11 **receipt of such application.**

12           **f. (1) Except as otherwise provided in paragraph two of this subdivision, each**  
13 **affected borough president shall, not later than sixty days after receipt of an application that has**  
14 **been certified pursuant to subdivision d of this section, submit a written recommendation or waiver**  
15 **thereof to the city planning commission.**

16           **(2) Where an application has been certified during the month of June, the affected**  
17 **borough president shall submit such recommendation or waiver not later than ninety days after**  
18 **receipt of such application or, where such application is certified during the period of time from**  
19 **and including July 1 to and including July 15, not later than seventy-five days after receipt of**  
20 **such application.**

21           **g. Not later than thirty days after expiration of time allowed for the filing of a**  
22 **recommendation or waiver with the city planning commission by the affected community board**

1 and borough president, the commission shall approve, approve with modifications, or disapprove  
2 the application. Any such approval or approval with modifications of the commission shall require  
3 the affirmative vote of at least seven of the members. The commission shall conduct a public  
4 hearing on all applications that are subject to review and approval by the commission pursuant to  
5 this section. Prior to taking any action pursuant to this subdivision on a matter involving the siting  
6 of a capital project, the sale, lease, exchange or other disposition or acquisition of real property,  
7 the city planning commission may obtain a report from the office of management and budget or  
8 the department of citywide administrative services, as appropriate. Any action of the city planning  
9 commission which modifies or disapproves a written recommendation of a borough president or  
10 affected community board shall be accompanied by a written explanation of its reason for such  
11 action. Notwithstanding any contrary provision of this chapter, the city planning commission shall  
12 not file an application reviewed pursuant to this section with the council, and such an application  
13 filed pursuant to this section shall not be subject to section one hundred ninety-seven-d, except as  
14 set forth in subdivision k of this section.

15 h. The city planning commission shall establish rules providing (1) guidelines,  
16 minimum standards, and procedural requirements for community boards, borough presidents, and  
17 the commission in the exercise of their duties and responsibilities pursuant to this section, (2)  
18 minimum standards for certification of applications pursuant to subdivision d of this section, and  
19 (3) specific time periods for review of applications pursuant to this section prior to certification.  
20 The commission may also establish rules for determining whether an application is subject to this  
21 section.

1           i. If a community board or borough president fails or waives its right to act within the time  
2 limits for review pursuant to subdivisions e or f of this section, the application shall be referred to  
3 city planning commission, except as set forth in subdivision k of this section. If the city planning  
4 commission fails to act on an application within the time limit specified in subdivision g of this  
5 section, the application shall be deemed to have been denied.

6           j. Notice of any hearing on an application by the city planning commission shall be  
7 published in the city record at least ten days immediately prior to the date of the hearing, and a  
8 copy of the notice shall be mailed to all community boards affected by the application.

9           k. Notwithstanding any provision of this section to the contrary, applications made  
10 pursuant to subparagraph a of paragraph four of subdivision b, or subparagraph a of paragraph five  
11 of such subdivision shall be reviewed in accordance with this subdivision.

12           1. The applicant shall submit to each affected community board and borough president the  
13 documents required for applications being reviewed under the uniform land use review procedure,  
14 as set forth in subdivision b of section one hundred ninety-seven-c.

15           2. Each affected community board and borough president shall, not later than sixty days  
16 after receipt of such application, prepare and submit a written recommendation directly to the  
17 council and to the applicant. Such community board shall notify the public of the application and  
18 conduct a public hearing. Where such application is received during the month of June, the affected  
19 community board shall notify the public of the application and conduct a public hearing or, where  
20 authorized, submit a waiver of the right to conduct a public hearing not later than ninety days after  
21 receipt of such application or, where such application is received during the period of time from

1 and including July 1 to and including July 15, not later than seventy-five days after receipt of such  
2 application.

3 3. If a community board or borough president fails or waives its right to act within the time  
4 limits for review pursuant to subdivisions e or f, the application shall be referred to the council for  
5 review and action.

6 4. Such applications shall be filed with the council and shall be reviewed in accordance  
7 with paragraph two of subdivision c of section one hundred ninety-seven-d. Any such filing with  
8 the council shall include copies of all written recommendations of community boards and borough  
9 presidents with respect to the decision being filed.

10 l. (1) Notwithstanding anything in this section to the contrary, applications filed pursuant  
11 to paragraphs one through six of subdivision b of this section that are required by law to include  
12 an environmental impact statement shall not be subject to the expedited land use review procedure  
13 as set forth in this section.

14 (2) Notwithstanding anything in this section to the contrary, an application subject to one  
15 hundred ninety-seven-e filed in conjunction with an application subject to section one hundred  
16 ninety-seven-c may adhere to the review process set forth in sections one hundred ninety-seven-c  
17 and one hundred ninety-seven-d.

18 § 5. Section 200 of the New York city charter, as amended by a vote of the electors at a  
19 general election held on November 7, 1989, is amended to read as follows:

20 a. Except as provided in subdivision b, any existing resolution or regulation of the  
21 council, the board of estimate or of the city planning commission to regulate and limit the height  
22 and bulk of buildings, to regulate and determine the area of yards, courts and other open spaces,



1 to regulate density of population or to regulate and restrict the locations of trades and industries  
2 and location of buildings designed for specific uses or creating districts for any such purpose,  
3 including any such regulation which provides that the board of standards and appeals may  
4 determine and vary the application of such resolutions or regulations in harmony with their general  
5 purpose and intent and in accordance with general or specific rules contained in such regulations,  
6 may be amended, repealed or added to only in the following manner:

7           1. The city planning commission may upon its own initiative at any time or upon  
8 application as provided in section two hundred one, adopt a resolution to amend the text of the  
9 zoning resolution subject to the limitations provided by law. Before adopting any such resolution,  
10 the commission shall notify any community board or borough board affected by the resolution and  
11 shall afford persons interested an opportunity to be heard at a time and place to be specified in a  
12 notice of hearing to be published in the City Record for the ten days of publication of the City  
13 Record immediately prior thereto setting forth in general terms the nature of the proposed  
14 resolution and a statement of the place at which the entire resolution may be examined.

15           2. Any resolution by the commission approving a change in the text of the zoning  
16 resolution shall be subject to review and approval by the council pursuant to section one hundred  
17 ninety-seven-d. Any resolution for a zoning text change which the mayor shall have certified to  
18 the council as necessary, and which has been disapproved by the commission, may be adopted by  
19 the council by a two-thirds vote and, after notice to the parties affected, a public hearing. The  
20 council shall act upon such resolution within fifty days of the filing of the certification of the mayor  
21 with the council, and such resolution shall become effective upon approval by the council.

1           3. In case a protest against such a resolution approved by the city planning  
2 commission shall have been presented to the city clerk within thirty days from the date of the filing  
3 of such resolution with the council, duly signed and acknowledged by the owners of twenty per  
4 cent or more of the area of:

5           (1) the land included in changes proposed in such proposed resolution, or

6           (2) the land immediately adjacent extending one hundred feet therefrom, or

7           (3) the land, if any, directly opposite thereto extending one hundred feet from the  
8 street frontage of such opposite land, such resolution shall not be effective after the filing of such  
9 protest unless approved by the council by a three-fourths vote within one hundred eighty days after  
10 the filing of said resolution with the city clerk. The effective date of such resolution, if so approved,  
11 shall be the date of such approval. A protest duly filed as herein provided may be withdrawn at  
12 any time within sixty days from the date of the filing of such resolution.

13           4. Notwithstanding anything in this subdivision to the contrary, for resolutions that  
14 would apply to specified parcels of real property subject to a program established in the zoning  
15 resolution that mandates that any new housing on designated lots include minimum percentages  
16 of permanently affordable housing equivalent to or exceeding the requirements under any  
17 mandatory inclusionary housing program, the adoption of such resolution shall be pursuant to the  
18 expedited land use review procedure set forth in subdivisions c through j of section one hundred  
19 ninety-seven-e instead of the review procedure set forth in paragraphs one through three of this  
20 subdivision.

21           b. Designations of zoning districts under the zoning resolution and the issuance of  
22 special permits which under the terms of the zoning resolution are within the jurisdiction of the

1 city planning commission shall be subject to review and approval pursuant to the procedures  
2 provided in section one hundred ninety-seven-c and section one hundred ninety-seven-d, except  
3 for applications to designate a zoning district under the zoning resolution reviewed in accordance  
4 with section one hundred ninety-seven-e, and except that whenever the city planning commission  
5 has not recommended approval of a proposed change in the designation of a zoning district or the  
6 issuance of a special permit under the zoning resolution or has failed to act on such a matter within  
7 the time specified in section one hundred ninety-seven-c, the council by a two-thirds vote may  
8 approve such change or the issuance of such permit only if the mayor shall have certified to the  
9 council that such change or issuance is necessary. The council shall act upon such designation or  
10 permit within fifty days of the filing of the certification of the mayor with the council.

11 § 6. Subdivision a of section 201 of the New York city charter, as amended by a  
12 vote of the electors at a general election held on November 7, 1989, is amended to read as follows:

13 a. Applications for changes in the zoning resolution may be filed by any taxpayer,  
14 community board, borough board, borough president, by the mayor or by the land use committee  
15 of the council if two-thirds of the members of the committee shall have voted to approve such  
16 filing with the city planning commission. All such applications involving changes in the  
17 designation of zoning districts under the zoning resolution shall be subject to review and approval  
18 pursuant to section one hundred ninety-seven-c and one hundred ninety-seven-d, except as set forth  
19 in section one hundred ninety-seven-e. For applications involving other changes in zoning  
20 resolutions and regulations, the commission prior to taking action upon any such application shall  
21 refer it to the affected community boards or borough boards for a public hearing and  
22 recommendation, provided, however, that applications that would apply to specified parcels of real

1 property a program established in the zoning resolution that mandates that any new housing on  
2 designated lots include minimum percentages of permanently affordable housing equivalent to or  
3 exceeding the requirements under any mandatory inclusionary housing program, such application  
4 shall be referred to affected community boards and the affected borough president in accordance  
5 with the expedited land use review procedure set forth in subdivisions c through j of section one  
6 hundred ninety-seven-e.

7           § 7. Section 1152 of the New York city charter is amended by adding a new  
8 paragraph 4 of subdivision p to read as follows:

9           p. (4) The amendments to the charter amending sections 197-d, 199, 200, 201, 218  
10 and adding a new section 197-e, approved by the electors on November 4, 2025, shall take effect  
11 immediately upon certification that the electors have approved such amendments to the charter.

### **Land Use Appeals Board**

Section 1. Subdivision f of section 197-d of the New York city charter, as added by a vote of the electors at a general election held on November 7, 1989, is amended, and a new subdivision e-1 of such section is added, to read as follows:

e-1. Notwithstanding subdivision e of this section, actions of the council pursuant to this section that are subject to review by the land use appeals board, as set forth in section one hundred ninety-seven-g, shall be filed by the council with such board prior to the expiration of the time period for council action under subdivision c of this section, or if applicable, subdivision d of this section. For actions of the council subject to review by the land use appeals board, such actions shall be final unless, within five days of such action, the applicant appeals such action to such board or such board resolves to review such action by an affirmative majority vote.

f. The mayor shall have the right to file a written disapproval of any approval deemed to have occurred pursuant to subdivision c of this section as a result of a failure of the council to act or to act by the required vote, except where the land included in an application is located in a single borough, other than urban renewal plans filed pursuant paragraph eight of subdivision a of section one hundred ninety-seven-c. Any such written disapproval must be filed within five days of the expiration of the time period for action by the council under subdivisions c and, if applicable, d of this section. Any mayoral disapproval under this subdivision shall be subject to override by a two-thirds vote of all the council members within ten days of such filing by the mayor.

§ 2. Chapter 8 of the New York city charter is amended by adding a new section 197-g to read as follows:

§ 197-g. Land use appeals board. a. There shall be a land use appeals board to consist of the mayor, the speaker of the council, and the affected borough president, or the designee of each such member.

b. The land use appeals board shall have the power to review all actions of the council taken pursuant to subdivision c of section one hundred ninety-seven-d to disapprove or approve with modifications an application, other than applications that include land located in two or more boroughs or urban renewal plans filed pursuant paragraph eight of subdivision a of section one hundred ninety-seven-c. The board shall review such actions if within five days of such action by the council the applicant seeks review of the board or the board resolves by an affirmative majority vote to review such action.

c. Within fifteen days of an applicant filing an appeal with the board or of the board resolving by affirmative majority vote to review such action, the board shall hold a public meeting, after giving public notice not less than five days in advance of such meeting, and within such fifteen days shall take final action on the decision. The board may, by an affirmative majority vote, approve an application disapproved by the council, or approve with modifications an application that the council approved with modifications, provided that any modifications made by the board shall be limited to removing one or more modifications made by the council and restoring, in relevant part, the application as it was approved by the city planning commission. If, within the time period provided for in this subdivision or subdivision d of this section, the board fails to act or fails to act by the required vote, the board shall be deemed to have affirmed the decision of the council.

c. The board shall not approve with modifications an application subject to its review if the city planning commission has determined pursuant to this subdivision that additional review of the

modifications is required. Prior to approving a decision of the council with modifications, the board shall file any such proposed modifications with the commission, provided that the board need not file such proposed modifications with the commission where such modifications restore the application as it was approved by the city planning commission. Within fifteen days of such filing, the commission shall file with the council a written statement indicating whether such proposed modifications are of such significance that additional review of environmental issues or additional review pursuant to section one hundred ninety-seven-c is required. If no additional review is required, the board may thereafter approve such proposed modifications. The time period for board action shall be tolled during such fifteen-day period, provided, however, that proposed modifications may be referred to the commission pursuant to this subdivision only once with respect to each application or group of related applications under review by the board.

§ 3. Section 1152 of the New York city charter is amended by adding a new paragraph 5 of subdivision p to read as follows:

p. (5) The amendments to the charter adding a new section 197-g and a new subdivision e-1 of section 197-d, and amending subdivision f of section 197-d, as proposed in ballot question 3, as approved by the electors on November 4, 2025, shall take effect immediately upon certification that the electors have approved such amendments to the charter.

## **City Map**

Section 1. Subdivision 3 of section 82 of the New York city charter, as amended by a vote of the electors at a general election held on November 8, 1988, is amended to read as follows:

3. Continue to maintain a topographical bureau for such borough and appoint the director of the bureau who shall also serve as construction coordinator and consulting engineer for the borough and shall have qualifications as a licensed professional engineer. In addition to other duties, the director of the bureau shall monitor capital projects in the borough and shall be available to serve as an expediter on construction projects in the borough and provide technical assistance with respect to construction projects, provided that upon consolidation of the city map pursuant to paragraph 1 of subdivision b of section 198, the president of a borough need not maintain such topographical bureau or appoint the director of such bureau.

§ 2. Section 198 of the New York city charter, as amended by a vote of the electors at a general election held on November 7, 1989, are amended, and a new subdivision d is added, to read as follows:

§ 198. City Map and Street Addresses. a. The city map is hereby continued.

b. The director of city planning shall be the custodian of the city map, and it shall be his or her duty to complete and maintain the same and to register thereon all changes resulting from action authorized by law.

1. No later than January 1, 2028, such director shall consolidate each component of the city map maintained by the topographical bureau for each borough into a single, citywide map, which shall be the official city map, provided that, upon finding that such consolidation of each such component into a single city map by such date is not practicable, the director consolidate each



such component into a single city map by such date as the city planning commission determines is feasible.

2. No later than January 1, 2029, such director shall create a digital city map and shall submit such map for review pursuant to sections one hundred ninety-seven-c and one hundred ninety-seven-d. Upon approval of such digital map by the council pursuant to section one hundred ninety-seven-d, such digital map shall become the city map, provided that, upon finding that such digitization of the city map is not practicable by such date, the director shall digitize such city map by such date as the city planning commission determines is feasible.

c. The city map shall be on file in the office of the department of city planning, and certified copies thereof and of all changes thereto shall be filed in the offices of the corporation counsel, of the city clerk and of the borough president of the borough in which the land shown on the map is located and in the office in which conveyances of real estate are required to be recorded in the county in which the land shown on the map is located, provided that the city map need not be on file upon the adoption of the digital city map as the city map pursuant to paragraph 2 of subdivision b of this section.

d. Notwithstanding any inconsistent provision of this charter or the administrative code, the director of city planning shall assign street numbers of buildings. In all cases where a street shall have been numbered or renumbered, the director shall thereafter adjust and renumber such street as the same may be required from time to time. The director shall have the power to establish rules relating to the display, size, form, visibility and location of street numbers, to enforce the provisions of this section and any such rules, and to prescribe civil penalties for violations thereof.

§ 3. Section 1152 of the New York city charter is amended by adding a new paragraph 6 of subdivision p to read as follows:

p. (6) The amendments to the charter amending subdivision 3 of section 82 and section 198, approved by the electors on November 4, 2025, shall take effect immediately upon certification that the electors have approved such amendments to the charter.

## **Even-Year Elections**

Section 1. The New York city charter is amended by adding a new section 1057-h to read as follows:

§ 1057-h. Elections held in even-numbered years; terms. a. General elections in even-numbered years. Notwithstanding any other provision of this charter, election of the mayor, comptroller, public advocate, members of the council, and borough presidents of the city of New York shall be held on the Tuesday succeeding the first Monday in November in the year two thousand twenty-eight, and every fourth year thereafter, provided, however, that the first such general election in an even-numbered year at which the mayor, comptroller, public advocate, members of the council, and borough presidents shall be elected shall be the first such general election held in an even-numbered year that coincides with the election held to elect the president succeeding the date upon which the people shall approve and ratify amendments to section 8 of article 13 of the New York constitution by a majority of the electors voting thereon relating to requiring or authorizing elections for city officers to be held in even-numbered years at the general election.

b. Transition to general elections held in even-numbered years; terms of office. 1. Notwithstanding any other provision of this charter or other law, in order to transition to general elections held in even-numbered years as set forth in subdivision a of this section, a term of office of the mayor, public advocate, members of the council, and borough presidents that begins before or in the same year as the effective date of an amendment to the New York constitution in relation to requiring or authorizing elections for city officials to be held in even-numbered years shall expire as follows:

(a) For the offices of the mayor, comptroller, public advocate, and borough presidents of the city of New York, such term of office shall be 3 years.

(b) For members of the council of the city of New York, such term of office shall be three years, provided, however, that if an amendment to the New York constitution in relation to requiring or authorizing elections for city officials to be held in even-numbered years take effect in the same calendar year or during a term of two years, as set forth in subdivision a of section 25, such term shall expire on the thirty-first of December of the year that the first general election at which the mayor, comptroller, members of the council, and borough presidents are elected, as set forth in subdivision a of this section.

2. Notwithstanding any other provision of this charter or other law, a term served pursuant to subparagraphs a or b of paragraph 1 of this subdivision shall not constitute a full term under section 1138. Provided, however, that where an amendment to the New York constitution in relation to requiring or authorizing elections for city officials to be held in even-numbered years takes effect in the same calendar year as a general election of the mayor, comptroller, public advocate, members of the council, and borough presidents of the city of New York, such term shall constitute a full term under section 1138.

3. The campaign finance board may enact rules governing the disclosure of expenditures in support of or in opposition to any candidate, or in support of or in opposition to any municipal ballot proposal or referendum, for elections subject to paragraph 1 of this subdivision.

c. Nothing in this section shall be construed to alter the process for filling a vacancy in the office of the mayor, comptroller, public advocate, members of the council, or a borough president of the city of New York, except that if a vacancy occurs during the first two years of a three-year term, such vacancy shall be filled in accordance with the following sections: (i) with respect to the

mayor, subdivision c of section 10; (ii) with respect to comptroller, subdivision c of section 94; (iii) with respect to public advocate, subdivision c of section 24; (iv) with respect to members of the council, subdivision b of section 25; and (v) with respect to borough presidents, subdivision e of section 81.

§ 2. Section 4 of the New York city charter, as amended by local law number 19 for the year 2016, is amended to read as follows:

§ 4. Election; term; salary. [The] Except as provided in section 1057-h, the mayor shall be elected at the general election in the year nineteen hundred sixty-five and every fourth year thereafter. The mayor shall hold office for a term of four years commencing on the first day of January after each such election. A mayor who resigns or is removed from office prior to the completion of a full term shall be deemed to have held that office for a full term for purposes of section 1138 of the charter. The salary of the mayor shall be two hundred fifty-eight thousand seven hundred fifty dollars a year.

§ 3. The opening paragraph of subdivision a of section 25 of the New York city charter, as amended by local law number 27 for the year 2002, is amended to read as follows:

§ 25. Election; term; vacancies. a. [The] Except as provided in section 1057-h, the council members shall be elected at the general election in the year nineteen hundred seventy-seven and every fourth year thereafter and the term of office of each council member shall commence on the first day of January after the elections and shall continue for four years thereafter; provided, however, that the council member elected at the general election in the year two thousand and one and at the general election in every twentieth year thereafter shall serve for a term of two years commencing on the first day of January after such election; and provided further that an additional election of Council Members shall be held at the general election in the year two thousand three

and at the general election every twentieth year thereafter and that the members elected at each such additional election shall serve for a term of two years beginning on the first day of January after such election.

§ 4. Subdivision b of section 50 of the New York city charter is amended by adding a new paragraph 2-a to read as follows:

2-a. Notwithstanding any other provision of this section to the contrary, where a general election of the council is held in an even-numbered year, the mayor shall convene one or more meetings described in paragraph two of this subdivision, no later than twenty-two months before the general election of the council to be held in the year two thousand thirty-two and every ten years thereafter, provided that the amendment to the New York constitution in relation to requiring or authorizing elections for city officials to be held in even-numbered years at the general election has been in effect for at least twenty-two months prior to such general election.

§ 5. Section 50 of the New York city charter is amended by adding a new subdivision c-1 to read as follows:

c-1. Notwithstanding anything to the contrary in subdivision c of this section, where the amendment to the New York constitution in relation to requiring or authorizing elections for city officials to be held in even-numbered years at the general election is in effect, each council delegation authorized by subdivision a of this section to make appointments to the commission shall make such appointments no earlier than one year and ten months before, and no later than one year and nine months before the general election of the council to be held in the year two thousand thirty-two and every ten years thereafter, as set forth in paragraph 2-a of subdivision b of this section. Where such amendment is in effect, in any case in which the chairpersons of the county committees of a political party are authorized to submit nominations to the mayor, such

nominations shall be submitted no earlier than one year and ten months before, and no later than one year and nine months before, the general election of the council to be held in the year two thousand thirty-two and every ten years thereafter as set forth in paragraph 2-a of subdivision b.

§ 6. Subdivision c of section 51, as amended by a vote of the electors on November 5, 2019, is amended to read as follows:

c. The commission shall submit its plan to the city council not less than one year and three months before the general election of the city council to be held in the year nineteen hundred ninety-three and every ten years thereafter, or, if applicable, the general election of the city council to be held in the year two thousand thirty-two and every ten years thereafter, as set forth in paragraph 2-a of subdivision b of section fifty.

§ 7. Section 1152 of the New York city charter is amended by adding a new paragraph 7 of subdivision p to read as follows:

p. (7) The amendment to the charter adding a new section 1057-h and amending section 4, the opening paragraph of subdivision a of section 25, subdivision c of section 50, and subdivision c of section 51 and adding paragraph 2-a of subdivision b of section 50, approved by the electors on November 4, 2025, shall take effect upon an amendment to section 8 of article 13 of the New York state constitution, relating to requiring or authorizing elections for city officials to be held in even-numbered years at the general election.

## **Open Primaries with Top Two**

Section one. The New York city charter is amended by adding a new chapter forty-six-b to read as follows:

### CHAPTER 46-B

#### ELECTION TO CITY OFFICE

§ 1057-i. General scope of chapter election law. The mayor, the comptroller, the public advocate, members of the council and borough presidents of the city of New York shall be nominated and elected as provided in this chapter. The provisions of the election law of the state of New York shall apply to the nomination and election of such officers except as provided in this chapter. Any reference in the election law to enrolled members of a party in connection with designation or nomination of candidates for offices covered by this chapter shall be deemed to refer to qualified voters in the city of New York. References to provisions of the election law in this chapter shall be deemed to refer to any successors to such provisions.

§ 1057-j. Designation of candidates for open primary election; rules. a. Candidates for nomination for the offices of mayor, comptroller, public advocate, member of the council, and borough president shall be designated only as hereinafter provided. Designations for the open primary election for each such public office shall be made by a petition, known as an open primary designating petition, containing the signatures of registered voters of the political unit for which a designation is made.

b. Except as otherwise provided herein, the form of, and the rules for open primary designating petitions shall conform to the rules and requirements for independent nominating petitions as set forth in article six of the election law. Except as otherwise provided herein, where the election law refers to independent nominating petitions, such law shall be deemed to refer



to open primary designating petitions in the case of elections covered by this chapter. However, the number of signatures required for such petitions shall be as set forth in section 1057-b.

c. The provisions of subdivision one of section 6-158 of the election law shall apply to the time for filing of an open primary designating petition, and the provisions of subdivision two of section 6-158 of the election law shall apply to the time for filing a certificate of acceptance or declination of an open primary designation. The provisions of subdivision three of section 6-158 of the election law shall govern the time for filing a certificate to fill a vacancy in an open primary designation. The provisions of subdivision four of section 6-158 of the election law shall govern the time for filing a petition requesting the opportunity to write in the name of a candidate or candidates, pursuant to section 1057-o of this chapter.

§ 1057-k. Designations for open primary elections; form of petition. a. Each sheet of an open primary designating petition shall conform to the provisions of section 6-140 of the election law applicable to independent nominating petitions, except that the first paragraph of the form in such section shall be replaced with the following paragraph:

I the undersigned do hereby state that I am a registered voter of the political unit for which a designation for public office is hereby being made that my present place of residence is truly stated opposite my signature hereto and that I do hereby designate the following named person (or persons) as a candidate (or as candidates) in the open primary election for New York City public office (or public offices) to be voted for at the open primary election to be held on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

b. The board of elections shall prepare a sample form of an open primary designating petition for open primary elections which meets the requirements of this section and shall distribute or cause such forms to be distributed. Such forms shall be made available to the public upon

request. Any petition that is a copy of such a sample shall be deemed to meet the requirements of form imposed by this section.

§ 1057-l. Designation for open primary election; acceptance and declination; vacancies. A person designated as a candidate for nomination or nominated without designation for an office covered by this chapter other than a person nominated or designated to fill a vacancy as set forth in section 1057-p may in a certificate signed and acknowledged by such person decline the designation or nomination in accordance with section 6-146 of the election law as modified by this chapter. Vacancies due to such declination of a designation or vacancies in a designation for any other reason shall be filled in accordance with the provisions of sections 6-148 and 6-152 of the election law. Vacancies due to such declination of a nomination shall be filled in accordance with section 1057-p.

§ 1057-m. Uncontested open primary election; opportunity to ballot; times and form; write-in ballots. a. Persons entitled to vote for the nomination of candidates for offices covered by this chapter may file with the board of elections a petition requesting the opportunity to write in the name of a candidate or candidates who need not be specified for such office. The number of signatures required for such petition shall be as set forth in subdivision a of section 1057-b. Upon receipt of such petition such office shall be deemed contested regardless of the number of designated candidates and the open primary shall afford the opportunity to vote thereon. Except as set forth herein, the process set forth in section 6-164 of the election law shall apply.

b. The form of such petition shall conform to the requirements for an open primary designating petition set forth in section 1057-k, except as otherwise provided herein. Each sheet of such petition shall be signed in ink and shall be in substantially the following form:

I the undersigned do hereby state that I am a duly registered voter of the State of New York and entitled to vote at the next open primary election of the City of New York, that my place of residence is truly stated opposite my signature hereto and I do hereby request an opportunity to write in the name of an undesignated candidate or candidates for the open primary election for the public office set forth below to be voted on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ as hereinafter specified.

Public Office

Political unit

or party position

or unit of representation

\_\_\_\_\_

\_\_\_\_\_

The appointment of a committee to receive notices of the signatures on the petition with all required information and the signed statement of a witness or authentication by a notary public or commissioner of deeds shall be in the form prescribed in section 1057-k of this chapter for an open primary designating petition.

c. Nothing in this chapter shall be construed to prohibit write-in ballots in open primary or general elections to the extent that the election law permits such ballots in party primary elections or in general elections.

§ 1057-n. Open primary election. At the time of the June primary provided by the election law in any year when a candidate for any of the offices of the mayor, comptroller, public advocate member of the city council or borough president is to be elected, there shall be held an open primary election for the purpose of nominating the candidates for such offices. Such open primary election shall be held at the same places as such June primary and conducted by the same officers. Every qualified voter shall be entitled to vote at such open primary election at the polling place in the election district in which he or she is a resident. Except as provided by section 1057-m, no

primary election shall be held for any office if there are two or fewer candidates for such office. In such event, the persons designated shall be deemed nominated without balloting and their names shall be certified by the board of elections in the manner specified in section 1057-oof this chapter.

§ 1057-o. Canvass certificates of nomination. The board of elections shall conduct the canvass of votes after each open primary election pursuant to the provisions of the election law, except as otherwise provided in section 1057-g. The board of elections shall certify the names of the persons who received the largest and next largest number of votes for mayor, comptroller, public advocate, member of the city council, and borough president, respectively. In addition to any filings required by article nine of the election law, one copy of the certificate shall be filed with the city clerk. The persons named in such certificates shall be the persons nominated for such offices, respectively.

§ 1057-p. Vacancies; nomination. Vacancies in nominations made at the open primary election caused by death or disqualification or by declination authorized by section 1057-l of this chapter shall be filled by the candidate or candidates who received the next largest number of votes at the open primary election and who file with the board of elections a written consent to be nominated duly acknowledged not later than ten days after such death or disqualification or ten days before the election, whichever is earlier. If such candidate fails to file such consent or files a duly acknowledged declination within such period, then the candidate receiving the next largest number of votes who files such written consent within the time specified in the preceding sentence will fill the nomination vacancy. In the event that a vacancy in the nomination is filled in accordance with this section, the board of elections shall promptly prepare and file an appropriate certificate of nomination in its own office and with the city clerk. In the event that a vacancy in nomination is not filled in accordance with this section, it may be filled in accordance with

subdivision two of 6-148 of the election law. No vacancy in a nomination may be filled pursuant to this section where prohibited by section 6-150 of the election law.

§ 1057-q. City general election. The nominees for mayor, comptroller, public advocate, member of the council and borough president as decided in the open primary election and as certified pursuant to this chapter shall advance to the general election and shall be the only candidates whose names shall appear on the ballot for election for such offices. At such election, the rights to have watchers that are provided by section 8-500 of the election law to independent bodies shall also be afforded to each such nominee.

§ 1057-r. Ballot. a. The party registration of a candidate for city office shall be included on the ballot adjacent to such candidate's name. Where a candidate is not enrolled in a party, the party registration included on the ballot adjacent to such candidate's name shall say "unaffiliated." The board of elections shall include such information on the ballot. If such candidate advances to the general election pursuant to section 1057-q such information shall also be on the city general election ballot.

b. Except as provided in subdivision a of this section, there shall be no partisan, party or independent body identification symbol or emblem of any kind for the candidates for the offices of mayor, comptroller, public advocate, member of the council, and borough president on the ballot or voting machine at an open primary election or city general election conducted pursuant to this chapter.

c. The following statement shall be included on the open primary ballot and city general election ballot:

The designated political party affiliation of a candidate for City office does not imply that the candidate is nominated or endorsed by the political party or that the party approves of or

associates with that candidate, but only that the candidate is registered as affiliated with the political party.

§ 1057-s. Order of names on ballot. The order of names on the ballot for an open primary election and city general election shall be determined as provided in the election law for candidates of a single party at a primary election as set forth in subdivision six of section 7-116 of the election law. When candidates for offices elected pursuant to this chapter appear on the same ballot as candidates for offices or party positions not covered by this chapter, the candidates for the offices covered by this chapter shall appear together on one part of the ballot, distinctly and prominently separated from the part or parts of the ballot used for candidates not covered by this chapter. The prominence on the ballot of elections for offices covered by this chapter shall be comparable to the prominence of elections for such offices on the ballot prior to the effective date of this chapter.

§ 1057-t. Campaign finance; campaign receipts and expenditures; voluntary system of campaign finance. a. The provisions of chapter 46 of the charter and any local law regarding the voluntary system of campaign finance shall apply to elections held pursuant to this chapter, notwithstanding any inconsistent provisions except that any reference to a primary or general election shall be deemed to refer to an open primary or city general election held pursuant to this chapter. Elections to fill vacancies in accordance with section 1057-u shall also be subject to such provisions of chapter 46 and any such local law. Notwithstanding any inconsistent provision of law, the campaign finance board shall promulgate such rules including rules pursuant to subparagraph b of paragraph twelve of subdivision a of section 1052 and take such other actions as may be necessary to effectuate this section and to ensure the full implementation of such voluntary system of campaign finance in relation to elections held pursuant to this chapter.

§ 1057-u. Vacancies. The provisions of this chapter shall apply to the filling of vacancies in offices covered by sections 10, 24, 25, 81, and 94 of the charter as provided therein.

§ 1057-v. Violations of this chapter. a. Any person who knowingly and willfully violates any provision of this chapter which violation is not specifically covered by section 17-168 or any other provision of article seventeen of the election law is guilty of a misdemeanor.

b. A public officer who knowingly and willfully omits, refuses or neglects to perform any act required of him by this chapter or who knowingly and willfully refuses to permit the doing of any act authorized by this chapter or who knowingly and willfully hinders or delays or attempts to hinder or delay the performance of such an act is, if not otherwise provided by section 17-128 of the election law or any other law, guilty of a misdemeanor.

c. Any person convicted of a misdemeanor under this section shall be punished by imprisonment for not more than one year or by a fine of not less than \$100 nor more than \$500 or by both such fine and imprisonment.

§ 1057-w. Election law; inapplicable. The following provisions of the election law shall not apply in so far as they concern the nomination and election of mayor, comptroller, public advocate, member of the council, and borough president: section 6-114 (party nominations; special elections); section 6-116 (party nominations; election to fill vacancy); section 6-118 (designation and nomination by petition); section 6-120 (designation and nomination; restrictions); section 6-128 (new party; first nomination by); section 6-132 (designating petition; form); subdivision three of section 6-138 (section relating to independent nominations; rules); section 6-142 (independent nominations; number of signatures); subdivision 3 of section 6-148 (section relating to nomination and designation; filling vacancies); section 6-156 (party nominations; certification); subdivisions six, seven, eight, nine, ten, eleven and twelve of section 6-158 (section relating to nominating and

designating petitions and certificates, conventions; time for filing and holding); subdivision one of section 6-160 (primaries); section 6-162 (primary; New York City, run-off); section 6-166 (primary; opportunity to ballot, form of ballot); paragraph b of subdivision one of section 8-100 (section relating to elections; dates of and hours for voting); subdivision four of section 8-302 (voting; verification of registration); subdivision 4 of section 8-308 (voting; voting write-in); section 8-314 (voting; primary election, missing enrollment record); subdivision 3 of 8-702 (early voting by mail; review of application by board of elections); paragraph c of subdivision 3 of section 9-102 (canvass; general provisions for); the last sentence of subdivision one of section 9-200 (section relating to canvass of primary returns by board of elections; notices to delegates; certificates), paragraph e of subdivision 2 of section 9-209 (canvass of early mail, absentee, military and special ballots, and ballots cast in affidavit envelopes). In addition, any other provisions that may be added to the election law from time to time and that relate to the matters covered by the sections of the election law specified herein similarly shall not apply insofar as they concern the nomination and election of such officers.

§ 1057-x. Election law; modified. The following provisions of the election law shall apply as modified herein. a. For purposes of this chapter and for purposes of the election law as the provisions of such law apply to elections conducted pursuant to this chapter, the provisions of section 1-104 of the election law are modified as follows: (i) the term “designation” shall mean the method in accordance with this chapter by which candidates for nomination to offices covered by this chapter may be named for the purpose of an open primary election; (ii) the terms “open primary” or “open primary election” shall mean the mandated election at which qualified voters may vote for the purpose of nominating candidates for offices covered by this chapter; (iii) the terms “uncontested office” or “uncontested position” shall mean an office or position for which



the number of candidates designated does not exceed the number to be nominated or elected thereto and for which no valid petition pursuant to section 1057-m of this chapter has been filed; and (iv) references to “independent body” and “independent nomination” shall not apply except to the extent that provisions relating thereto are referenced by or incorporated into the provisions of this chapter.

b. Section 6-100 shall apply, provided that the provisions of article 6 of the election law shall not apply to the extent modified or superseded by this chapter.

c. Section 6-136 shall apply except as set forth in subdivision b of section 1057-b.

d. Subdivisions 1 and 4 of section 6-138 shall apply to open primary designating petitions to the extent specified in section 1057-j.

e. Section 6-140 shall apply to open primary designating petitions to the extent provided for in this chapter except as may be specified in section 1057-p.

f. Section 6-146 shall apply only to the extent specified in section 1057-l.

g. Subdivisions 1, 2, 4, and 5 of section 6-148 shall apply only to vacancies in designation, and shall not apply to vacancies in nominations, except as may be specifically provided in section 1057-p.

h. Section 6-152 shall apply except that no candidate for office shall be nominated and no vacancy in such office shall be filled in accordance with rules of a party.

i. Subdivision 2 of section 6-160 shall apply provided that there are two or fewer candidates seeking office.

j. Section 6-164 shall apply to the extent specified in section 1057-m.

k. Article 7 of the election law shall apply to elections held pursuant to this chapter, except to the extent that any provision of such article prevents application of this chapter.

However, nothing in such article shall be construed to prevent or impede the application of this chapter, including section 1057-s. Candidates designated for an open primary election pursuant to this chapter shall be placed on the ballot in the same manner that candidates in a single party's primary would be so placed as set forth in subdivision 6 of section 7-116. No candidate for office elected pursuant to this chapter may appear more than once on a primary ballot or general election ballot. Such ballot shall conform to section 1057-q, 1057-r, 1057-s. The prominence on the ballot of elections for offices covered by this chapter shall be comparable to the prominence of elections for such offices on the ballot prior to the effective date of this chapter.

l. Subdivision 3 of section 8-100 shall be deemed to include open primary elections and city general elections held pursuant to this chapter, if such elections are uncontested as defined in subdivision a of this section.

m. Subdivision one of section 8-500 shall be deemed to include open primary elections and city general elections, provided, however, that in the city general election, the rights provided to independent bodies pursuant to such subdivision shall be applied to candidates nominated pursuant to this chapter.

n. Section 9-116 and 9-122 shall apply, provided that all votes of qualified voters shall be counted for open primary and city general elections held pursuant to this chapter.

o. Section 9-202 shall apply except that the two candidates receiving the highest and next highest number of votes shall continue to the city general election.

p. In addition, any other provisions that may be added to the election law from time to time and that relate to the matters covered by the sections of the election law specified herein, shall be deemed similarly modified as they concern the nomination and election of such mayor, comptroller, public advocate, member of the council, and borough president.

§ 2. Paragraphs 2, 4, 5 and 9 of subdivision c of section 10 of the New York city charter, as added by vote of the electors at a general election held on November 5, 2022, is amended to read as follows:

2. If a vacancy occurs during the first three years of the term, a general election to fill the vacancy for the remainder of the unexpired term shall be held in the year in which the vacancy occurs, unless the vacancy occurs after the [last day on which an occurring vacancy may be filled at the general election in that same year with party nominations of candidates for such election being made at a primary election, as provided in section 6-116 of the election law] date that is 7 days before the last day for circulating open primary designating petitions for nomination at an open primary election in that same year as provided in chapter 46-B. If such a vacancy occurs in any year after such [last day] date, it shall be filled for the remainder of the unexpired term at the general election in the following year provided, however, that no general election to fill a vacancy shall be held in the last year of the term, except as provided in paragraph nine of this subdivision. [Party nominations] Nominations of candidates for a general election to fill a vacancy for the remainder of the unexpired term shall be made at a primary election held pursuant to chapter 46-B, except as provided in paragraph five of this subdivision.

4. If a vacancy occurs during the first three years of the term and on or before the [last day] date in the third year of the term [on which an occurring vacancy may be filled for the remainder of the unexpired term at a general election with party nominations of candidates for such election being made at a primary election, as provided in section 6-116 of the election law,] that is 7 days before the last day for circulating open primary designating petitions for nomination at an open primary election as provided in chapter 46-B, a special or general election to fill the vacancy on an interim basis shall be held, unless the vacancy occurs less than ninety

days before the next primary election at which [party] nominations for a general election to fill the vacancy may be made and on or before the [last day on which an occurring vacancy may be filled for the remainder of the unexpired term at the general election in the same year in which the vacancy occurs with party] nominations of candidates for such election being made at a primary election[, as provided in section 6-116 of the election law] date that is 7 days before the last day for circulating open primary designating petitions for nomination at an open primary election in the same year in which the vacancy occurs, as provided in chapter 46-B.

5. If a vacancy occurs after the [last day] date in the third year of the term [on which an occurring vacancy may be filled for the remainder of the unexpired term at a general election in each year with party nominations of candidates for such election are being made at a primary election, as provided in section 6-116 of the election law,] that is 7 days before the last day for circulating open primary designating petitions for nomination at an open primary election, as provided in chapter 46-B, but not less than ninety days before the date of the primary election in the fourth year of such term, a special or general election to fill such vacancy for the remainder of the unexpired term shall be held.

9. If a vacancy occurs less than ninety days before the date of the open primary election in the last year of the term, the person elected at the general election in such year for the next succeeding term shall take office immediately upon qualification and fill the vacancy for the remainder of the unexpired term.

§ 3. Paragraphs 2, 4, 5 and 9 of subdivision c of section 24 of the New York city charter, as added by vote of the electors at a general election held on November 8, 1988, paragraph 4 as amended and such section as renumbered by vote of electors at a general election held on November 7, 1989, is amended to read as follows:

2. If a vacancy occurs during the first three years of the term, a general election to fill the vacancy for the remainder of the unexpired term shall be held in the year in which the vacancy occurs, unless the vacancy occurs after the [last day on which an occurring vacancy may be filled at the general election in that same year with party nominations of candidates for such election being made at a primary election, as provided in section 6-116 of the election law] date that is 7 days before the last day for circulating open primary designating petitions for nomination at an open primary election in that same year, as provided in chapter 46-B. If such a vacancy occurs in any year after such [last day] date, it shall be filled for the remainder of the unexpired term at the general election in the following year provided, however, that no general election to fill a vacancy shall be held in the last year of the term, except as provided in paragraph nine of this subdivision. [Party nominations] Nominations of candidates for a general election to fill a vacancy for the remainder of the unexpired term shall be made at [a] an open primary election held pursuant to chapter 46-B, except as provided in paragraph five of this subdivision.

4. If a vacancy occurs during the first three years of the term and on or before the [last day] date in the third year of the term [on which an occurring vacancy may be filled for the remainder of the unexpired term at a general election with party nominations of candidates for such election being made at a primary election, as provided in section 6-116 of the election law] that is 7 days before the last day for circulating open primary designating petitions for nomination at an open primary as provided in chapter 46-B, a special or general election to fill the vacancy on an interim basis shall be held, unless the vacancy occurs less than ninety days before the next primary election at which [party] nominations for a general election to fill the vacancy may be made and on or before the [last day on which an occurring vacancy may be filled for the remainder of the unexpired term at the general election in the same year in which

the vacancy occurs with party nominations of candidates for such election being made at a primary election, as provided in section 6-116 of the election law] date that is seven days before the last day for circulating open primary designating petitions for nomination at an open primary election in the same year in which the vacancy occurs, as provided in chapter 46-B.

5. If a vacancy occurs after the [last day] date in the third year of the term [on which an occurring vacancy may be filled for the remainder of the unexpired term at a general election in such year with party nominations of candidates for such election being made at a primary election, as provided in section 6-116 of the election law] that is 7 days before the last day for circulating open primary designating petitions for nomination at an open primary, as provided in chapter 46-B, but not less than ninety days before the date of the open primary election in the fourth year of such term, a special or general election to fill such vacancy for the remainder of the unexpired term shall be held.

9. If a vacancy occurs less than ninety days before the date of the open primary election in the last year of the term, the person elected at the general election in such year for the next succeeding term shall take office immediately upon qualification and fill the vacancy for the remainder of the unexpired term.

§ 4. Paragraphs 2, 4, 5, and 9 of subdivision b of section 25 of the New York city charter, paragraphs 2, 4 and 5 as amended and such section as renumbered by vote of the electors at a general election held on November 7, 1989, and paragraph 9 as added by vote of such electors at a general election held on November 8, 1988, are amended to read as follows:

2. If a vacancy occurs during the first three years of a four-year term or the first year of a two-year term, a general election to fill the vacancy for the remainder of the unexpired term shall be held in the year in which the vacancy occurs, unless the vacancy occurs after the [last day on

which an occurring vacancy may be filled at the general election in that same year with party nominations of candidates for such election being made at a primary election, as provided in section 6-116 of the election law] date that is seven days before the last day for circulating open primary designating petitions for nomination at an open primary election in that same year, as provided in chapter 46-B. If such a vacancy occurs in any year after such last day, it shall be filled for the remainder of the unexpired term at the general election in the following year provided, however, that no general election to fill a vacancy shall be held in the last year of the term, except as provided in paragraph nine of this subdivision. [Party nominations] Nominations of candidates for a general election to fill a vacancy for the remainder of the unexpired term shall be made at [a] an open primary election held pursuant to chapter 46-B, except as provided in paragraph five of this subdivision.

4. If a vacancy occurs during the first three years of a four-year term or in the first year of a two-year term and on or before the [last day] date in the third year of such a four-year term or the first year of such a two-year term [on which an occurring vacancy may be filled for the remainder of the unexpired term at a general election with party nominations of candidates for such election being made at a primary election, as provided in section 6-116 of the election law] that is seven days before the last day for circulating open primary designating petitions for nomination at an open primary election, as provided in chapter 46-B, a special or general election to fill the vacancy on an interim basis shall be held, unless the vacancy occurs less than ninety days before the next primary election at which [party] nominations for a general election to fill the vacancy may be made and on or before the [last day on which an occurring vacancy may be filled for the remainder of the unexpired term at the general election in the same year in which the vacancy occurs with party nominations of candidates for such election being made at a

primary election, as provided in section 6-116 of the election law] date that is seven days before the last day for circulating open primary designating petitions for nomination at an open primary election in the same year in which the vacancy occurs, as provided in chapter 46-B.

5. If a vacancy occurs after the [last day] date in the third year of a four-year term or the first year of a two-year term [on which an occurring vacancy may be filled for the remainder of the unexpired term at a general election in each year with party nominations of candidates for such election being made at a primary election, as provided in section 6-116 of the election law] that is seven days before the last day for circulating open primary designating petitions for nomination at an open primary election, as provided in chapter 46-B, but not less than ninety days before the date of the open primary election in the fourth year of such a four-year term or the second year of such a two-year term, a special or general election to fill such vacancy for the remainder of the unexpired term shall be held.

9. If a vacancy occurs less than ninety days before the date of the open primary election in the last year of the term, the person elected at the general election in such year for the next succeeding term shall take office immediately upon qualification and fill the vacancy for the remainder of the unexpired term.

§ 5. Paragraphs 2, 4, 5 and 9 of subdivision e of section 81 of the New York city charter, paragraph 5 as amended by vote of the electors at a general election held on November 7, 1989, and paragraphs 2, 5 and 9, as added by vote of such electors at a general election held on November 8, 1988, are amended to read as follows:

2. If a vacancy occurs during the first three years of the term, a general election to fill the vacancy for the remainder of the unexpired term shall be held in the year in which the vacancy occurs, unless the vacancy occurs after the [last day on which an occurring vacancy may be filled



at the general election in that same year with party nominations of candidates for such election being made at a primary election, as provided in section 6-116 of the election law] date that is seven days before the last day for circulating open primary designating petitions for nomination at an open primary election in that same year, as provided in chapter 46-B. If such vacancy occurs in any year after such last day, it shall be filled for the remainder of the unexpired term at the general election in the following year provided, however, that no general election to fill a vacancy shall be held in the last year of the term, except as provided in paragraph nine of this subdivision. [Party nominations] Nominations of candidates for a general election to fill a vacancy for the remainder of the unexpired term shall be made at [a] an open primary election held pursuant to chapter 46-B, except as provided in paragraph five of this subdivision.

4. If a vacancy occurs during the first three years of the term and on or before the [last day] date in the third year of the term [on which an occurring vacancy may be filled for the remainder of the unexpired term at a general election with party nominations of candidates for such election being made at a primary election, as provided in section 6-116 of the election law] that is seven days before the last day for circulating open primary designating petitions for nomination at an open primary election, as provided in chapter 46-B, a special or general election to fill the vacancy on an interim basis shall be held, unless the vacancy occurs less than ninety days before the next primary election at which [party] nominations for a general election to fill the vacancy may be made and on or before the [last day on which an occurring vacancy may be filled for the remainder of the unexpired term at the general election in the same year in which the vacancy occurs with party nominations of candidates for such election being made at a primary election, as provided in section 6-116 of the election law] date that is seven days before

the last day for circulating open primary designating petitions for nomination at an open primary election in the same year in which the vacancy occurs, as provided in chapter 46-B.

5. If a vacancy occurs after the [last day] date in the third year of the term [on which an occurring vacancy may be filled for the remainder of the unexpired term at a general election in each year with party nominations of candidates for such election being made at a primary election, as provided in section 6-116 of the election law] that is seven days before the last day for circulating open primary designating petitions for nomination at an open primary election, as provided in chapter 46-B, but not less than ninety days before the date of the open primary election in the fourth year of such term, a special or general election to fill such vacancy for the remainder of the unexpired term shall be held.

9. If a vacancy occurs less than ninety days before the date of the open primary election in the last year of the term, the person elected at the general election in such year for the next succeeding term shall take office immediately upon qualification and fill the vacancy for the remainder of the unexpired term.

§ 6. Paragraphs 2, 4, 5 and 9 of subdivision c of section 94 of the New York city charter, paragraph 4 as amended by vote of the electors at a general election held on November 7, 1989 and paragraphs 2, 5 and 9 as added by vote of such electors at a general election held on November 8, 1988, are amended to read as follows:

2. If a vacancy occurs during the first three years of the term, a general election to fill the vacancy for the remainder of the unexpired term shall be held in the year in which the vacancy occurs, unless the vacancy occurs after the [last day on which an occurring vacancy may be filled at the general election in that same year with party nominations of candidates for such election being made at a primary election, as provided in section 6-116 of the election law] date that is

seven days before the last day for circulating open primary designating petitions for nomination at an open primary election in that same year, as provided in chapter 46-B. If such a vacancy occurs in any year after such last day, it shall be filled for the remainder of the unexpired term at the general election in the following year provided, however, that no general election to fill a vacancy shall be held in the last year of the term, except as provided in paragraph nine of this subdivision. [Party nominations] Nominations of candidates for a general election to fill a vacancy for the remainder of the unexpired term shall be made at [a] an open primary election held pursuant to chapter 46-B, except as provided in paragraph five of this subdivision.

4. If a vacancy occurs during the first three years of the term and on or before the [last day] date in the third year of the term [on which an occurring vacancy may be filled for the remainder of the unexpired term at a general election with party nominations of candidates for such election being made at a primary election, as provided in section 6-116 of the election law] that is seven days before the last day for circulating open primary designating petitions for nomination at an open primary, as provided in chapter 46-B, a special or general election to fill the vacancy on an interim basis shall be held, unless the vacancy occurs less than ninety days before the next primary election at which [party] nominations for a general election to fill the vacancy may be made and on or before the [last day on which an occurring vacancy may be filled for the remainder of the unexpired term at the general election in the same year in which the vacancy occurs with party nominations of candidates for such election being made at a primary election, as provided in section 6-116 of the election law] date that is seven days before the last day for circulating open primary designating petitions for nomination at an open primary election in the same year in which the vacancy occurs, as provided in chapter 46-B.

5. If a vacancy occurs after the [last day] date in the third year of the term [on which an occurring vacancy may be filled for the remainder of the unexpired term at a general election in each year with party nominations of candidates for such election being made at a primary election, as provided in section 6-116 of the election law] that is seven days before the last day for circulating open primary designating petitions for nomination at an open primary elections, as provided in chapter 46-B, but not less than ninety days before the date of the open primary election in the fourth year of such term, a special or general election to fill such vacancy for the remainder of the unexpired term shall be held.

9. If a vacancy occurs less than ninety days before the date of the open primary election in the last year of the term, the person elected at the general election in such year for the next succeeding term shall take office immediately upon qualification and fill the vacancy for the remainder of the unexpired term.

§ 7. The definition of “batch elimination” in subdivision a of section 1057-g of the New York city charter, as added by a vote of electors at a general election held on November 5, 2019, is amended to read as follows:

Batch elimination. The term “batch elimination” means the simultaneous elimination of multiple candidates whose election to proceed to a city general election as set forth in section 1057-q is mathematically impossible.

§ 8. Paragraph 14 of subdivision c of section 1057-g of the New York city charter, as added by a vote of electors at a general election held on November 5, 2019, is amended to read as follows:

14. Section 9-200 shall apply to ranked choice elections, except that the tabulated statements referred to in subdivision 1 of section 9-200 shall be deemed to mean, for ranked

choice elections, the number of votes cast for all candidates for a ranked choice office as tabulated pursuant to this section of the charter, and the results for each round of such tabulation for such office; and except that the [nominee of his or her party] top two candidates for a ranked choice office shall be determined in accordance with this section of the charter.

§ 9. Paragraph 8 of subdivision d of section 1057-g of the New York city charter, as added by a vote of electors at a general election held on November 5, 2019, is amended to read as follows:

8. To the extent practicable:

(a) The text of any instructions included pursuant to this section shall be in black font set against a white background; and

(b) In the case of a primary ballot that uses coloring to indicate the relevant party registration of each candidate, such coloring shall not cover the area of any instructions included pursuant to this section.

§ 10. Subdivision e of section 1057-g of the New York city charter, as added by a vote of electors at a general election held on November 5, 2019, is amended to read as follows:

e. For all ranked choice elections, the following tabulation procedures apply:

[1. If a candidate receives a majority of highest rank votes, that candidate shall be declared the nominee of his or her party for a primary election, or declared the elected winner for an election for which nominations were made by independent nominating petitions.

2. If no candidate receives a majority of highest rank votes, tabulation] Tabulation shall proceed in rounds. In each round, the number of votes for each continuing candidate shall be counted; each continuing ballot shall count as one vote for its highest ranked continuing

candidate for that round; and exhausted ballots shall not be counted for any continuing candidate.

A round ends with one of the following outcomes:

(a) If there are two continuing candidates, [the candidate with the most votes shall be declared the nominee of his or her party for a primary election, or elected winner for an election for which nominations were made by independent nominating petitions] the board of elections shall certify the name of each such candidate in accordance with section 1057-o and such persons named in such certificate shall be the persons nominated for the office of mayor, comptroller, public advocate, member of the city council, and borough president, as applicable.

(b) If there are more than two continuing candidates, the last place candidate shall be eliminated and a new round shall begin; provided, however, that batch elimination shall occur at the same time as such elimination of the last place candidate, unless such batch elimination would result in only [one] two continuing [candidate] candidates, in which case no such batch elimination shall occur.

§ 11. Section 1152 of the New York city charter is amended by adding a new paragraph 8 of subdivision p, to read as follows:

p. (8) (a) The amendments to the charter, adding a new chapter 46-B and amending sections 10, 24, 25, 81, 94, and 1057-g, approved by the electors on November 4, 2025, shall take effect on November 3, 2027, and shall apply to elections for the offices specified in chapter 46-B, held on and after such date. Such amendments thereafter shall control as provided with respect to all the powers, functions and duties of officers, agencies and employees.

(b) If any clause, sentence, subparagraph, paragraph, subdivision, section or part of such amendments shall be adjudged by any court of competent jurisdiction to be invalid or otherwise cannot be implemented pursuant to law, such judgment or inability to implement shall not affect,

impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, subparagraph, paragraph, subdivision, section or party thereof directly involved in the controversy in which such judgment shall have been rendered or in the matter with respect to which implementation may not occur.

(c) Officers and employees of the city shall take any actions as are necessary and appropriate to prepare for the implementation of such amendments prior to the effective date prescribed in this paragraph.