
**THE CITY OF NEW YORK
DEPARTMENT OF FINANCE
DIVISION OF TAX POLICY & DATA ANALYTICS**

**STATISTICAL PROFILES OF THE
NEW YORK CITY
COMMERCIAL RENT TAX**

TAX YEAR 2020

BILL DE BLASIO, MAYOR

SHERIF SOLIMAN, COMMISSIONER

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MAYOR**

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COMMISSIONER**

**REPORT PREPARED BY THE
DIVISION OF TAX POLICY & DATA ANALYTICS
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Introduction

This report provides data on Commercial Rent Tax (CRT) liability at the taxpayer and premises level. The data sources for this report are taxpayers' CRT Tax Year 2020 (June 1, 2019 – May 31, 2020) returns and CRT collections data from Department of Finance records.

Applicability

The CRT is imposed on the rent paid by tenants who occupy or use real property for commercial purposes in Manhattan south of 96th Street.

Certain tenants are exempt from the CRT. The major exemption categories are:

- Tenants with annual rents below \$250,000
- Tenants with rental periods of no more than 14 days in a tax year
- Tenants that are governmental or non-profit organizations
- Tenants that use the premises for certain theatrical productions
- Tenants located in the “World Trade Center Area”
- Tenants occupying retail space in Lower Manhattan
- Tenants eligible for the Commercial Revitalization Program

Tax Rate and Liability

The statutory rate is 6.0 percent of base rent (gross rent less certain statutory deductions), but the effective tax rate is 3.9 percent because only 65 percent of base rent is subject to tax. A sliding scale tax credit applies to taxpayers whose base rent is between \$250,000 and \$300,000. To provide relief specifically to small businesses, starting with CRT tax years beginning on or after June 1, 2018, a full tax credit is available to tenants whose base rent before the 35 percent reduction is less than \$500,000.

2020 Summary

CRT liability totaled \$864 million in TY 2020, a decline of 3.7 percent from TY 2019. There were 8,628 taxpayers with 12,555 premises. Of the 8,628 taxpayers, 7,402, or 86 percent, had only one premises; their liability was \$402 million, or 46 percent of total liability. The remaining 14 percent of taxpayers accounted for 5,153 premises (41 percent of total premises) and \$462 million of liability (54 percent of total).

Fewer than 5 percent of taxpayers accounted for 56 percent of total liability. Two industry sectors, Services and Finance & Insurance, accounted for 64 percent of taxpayers and generated 58 percent of total liability.

The Small Business Tax Credit was received by 1,862 taxpayers, representing 1,913 premises. The credit totaled \$21 million.

History

The Commercial Rent Tax was authorized by Chapter 257 of the Laws of 1963 and enacted by Title 11, Chapter 7 of the NYC Administrative Code. The CRT allowed the City to tap into the growth of property values that it was not otherwise able to capture due to New York State constitutional constraints on the Real Property Tax levy. The lack of a Personal Income Tax at the time limited the City's ability to raise revenues from other sources.¹ The CRT imposed a tax of 5 percent on annualized base rents of \$2,500 and over. In 1970, a graduated rate schedule was adopted, with rates ranging from 2.5 percent to 7.5 percent depending on the annual rent.²

The City has been mitigating the impact of the CRT on commercial enterprises since 1977. That year, it started a four-year program that lowered tax rates. The base rent exemption threshold was raised to \$5,000 in 1981 and then gradually raised further until reaching \$250,000 on June 1, 2001. A sliding scale tax credit was added for businesses whose base rents were just above the exemption threshold, effective September 1, 1995, and increased to the current \$300,000 effective June 1, 2001. A base rent reduction of 10 percent was established on January 1, 1986. Today's rate of 35 percent went into effect on September 1, 1998.

To provide relief specifically to small businesses, starting with CRT tax years beginning on or after June 1, 2018, a full tax credit is available to tenants whose base rent before the 35 percent reduction is less than \$500,000 and whose total income is not more than \$5 million; the tax credit phases out for tenants whose base rent before reduction is between \$500,000 and \$550,000 and whose total income is more than \$5 million but not more than \$10 million.³

The impact of the CRT has been further limited by gradually narrowing the tax base based on geography. The CRT was eliminated for properties in Manhattan north of 96th Street and in the other boroughs on September 1, 1995. Tenants in the "World Trade Center Area" were exempted effective August 30, 2005, and tenants eligible for Commercial Revitalization Program abatements were exempted starting on December 1, 2005.

A March 19, 2020 Department of Finance memorandum extended the filing deadline for TY 2020 CRT returns from June 20 to July 15, 2020 due to the COVID-19 crisis.

Reporting

Local Law 255 of 2017 added a new section 11-719 to Chapter 7 of Title 11 of the Administrative Code of the City of New York to require the Department of Finance to issue an annual report on the Commercial Rent Tax.

¹ Rubin, Marilyn Marks. *A Guide to New York City Taxes: History, Issues and Concerns*. Peter J. Solomon Family Foundation, December 2010.

² The following publication is the source of all information in this section unless specified otherwise: NYC Office of Management and Budget. *Tax Revenue Forecasting Documentation: Financial Plan Fiscal Years 2016-2020*. <https://www1.nyc.gov/site/omb/publications/fiscal-year-2018-publications.page>

³ §11-704.4 of the NYC Administrative Code; enacted into law by NYC Local Laws 254 and 256 of 2017 and Local Law 121 of 2018.

**COMMERCIAL RENT TAX
TAX YEAR 2020**

**Table 1
DISTRIBUTION OF TAXPAYERS BY BASE RENT**

Taxpayer Base Rent¹	Taxpayers	% of Total	Liability (000)	% of Total	Median Taxpayer Liability
Less than \$250,000²	168	1.9 %	\$806	0.1 %	\$4,741
\$250,000 - \$274,999	371	4.3	720	0.1	0
\$275,000 - \$299,999	335	3.9	1,356	0.2	960
\$300,000 - \$349,999	651	7.5	4,271	0.5	7,661
\$350,000 - \$399,999	570	6.6	3,916	0.5	4,475
\$400,000 - \$449,999	518	6.0	4,894	0.6	15,626
\$450,000 - \$499,999	461	5.3	4,920	0.6	17,604
\$500,000 - \$549,999	383	4.4	6,415	0.7	19,852
\$550,000 - \$599,999	327	3.8	7,313	0.8	22,414
\$600,000 - \$699,999	553	6.4	13,502	1.6	25,273
\$700,000 - \$799,999	441	5.1	12,663	1.5	29,045
\$800,000 - \$899,999	342	4.0	11,212	1.3	33,182
\$900,000 - \$999,999	298	3.5	10,823	1.3	36,971
\$1,000,000 - \$1,499,999	902	10.5	42,845	5.0	47,087
\$1,500,000 - \$1,999,999	528	6.1	35,323	4.1	66,465
\$2,000,000 - \$2,999,999	547	6.3	51,660	6.0	92,575
\$3,000,000 - \$3,999,999	283	3.3	38,207	4.4	134,228
\$4,000,000 - \$4,999,999	157	1.8	27,449	3.2	175,115
\$5,000,000 - \$9,999,999	367	4.3	97,956	11.3	253,626
\$10,000,000 and Over	426	4.9	487,857	56.5	691,272
TOTAL	8,628	100.0 %	\$864,106	100.0 %	\$26,882

1. Base rent is the total base rent for all premises occupied by a taxpayer.

2. The premises in this range are partial-year filers with annualized base rents greater than \$250,000, or filers who received certain deductions.

**COMMERCIAL RENT TAX
TAX YEAR 2020**

**Table 2
DISTRIBUTION OF TAXPAYERS BY BASE RENT
FOR TAXPAYERS WITH TWO OR MORE PREMISES**

Taxpayer Base Rent¹	Taxpayers	% of Total	Premises	% of Total	Taxpayer Liability (000)	% of Total	Median Taxpayer Liability
Less than \$400,000	26	2.1 %	54	1.0 %	\$259	0.1 %	\$11,288
\$400,000 - \$499,999	25	2.0	52	1.0	334	0.1	16,811
\$500,000 - \$599,999	22	1.8	52	1.0	350	0.1	18,930
\$600,000 - \$699,999	46	3.8	93	1.8	661	0.1	18,316
\$700,000 - \$799,999	40	3.3	86	1.7	978	0.2	28,343
\$800,000 - \$999,999	69	5.6	149	2.9	2,068	0.4	32,406
\$1,000,000 - \$1,499,999	141	11.5	322	6.2	6,431	1.4	45,960
\$1,500,000 - \$1,999,999	109	8.9	261	5.1	7,184	1.6	66,453
\$2,000,000 - \$3,999,999	243	19.8	797	15.5	26,509	5.7	104,161
\$4,000,000 and Over	505	41.2	3,287	63.8	417,701	90.3	454,367
TOTAL	1,226	100.0 %	5,153	100.0 %	\$462,474	100.0 %	\$107,856

1. Base rent is the total base rent for all premises occupied by a taxpayer.

**COMMERCIAL RENT TAX
TAX YEAR 2020**

**Table 3
DISTRIBUTION OF TAXPAYERS BY INDUSTRY**

Industry	Number of Taxpayers	% of Total	Liability (000)	% of Total	Median Taxpayer Liability
FINANCE & INSURANCE	1,620	18.8 %	\$231,353	26.8 %	\$35,843
Credit Agencies	222	2.6	92,150	10.7	63,258
Funds and Trusts	50	0.6	2,911	0.3	31,777
Insurance	147	1.7	19,857	2.3	49,136
Securities/Commodities	1,201	13.9	116,436	13.5	32,134
REAL ESTATE	340	3.9	43,635	5.0	28,021
SERVICES	3,874	44.9	268,597	31.1	23,894
Legal Services	581	6.7	86,195	10.0	33,339
Accounting	95	1.1	19,451	2.3	25,852
Holding Companies	58	0.7	4,070	0.5	31,262
Prof./Tech./Managerial	1,308	15.2	83,008	9.6	25,518
Accommodations	26	0.3	1,465	0.2	37,070
Amusement	119	1.4	7,909	0.9	38,662
Food Services	814	9.4	21,517	2.5	12,800
Performing Arts/Museums	113	1.3	10,353	1.2	37,611
Administrative Support	176	2.0	11,096	1.3	29,376
Education	76	0.9	4,486	0.5	30,374
Health Care	144	1.7	5,289	0.6	18,073
Personal Services	312	3.6	8,804	1.0	18,558
Rental/Leasing	26	0.3	1,823	0.2	41,320
Miscellaneous Other	26	0.3	3,131	0.4	27,578
INFORMATION	558	6.5	93,152	10.8	36,501
Broadcasting/Telecom	118	1.4	33,062	3.8	61,064
Information Services/Data	206	2.4	30,883	3.6	31,251
Movies/Video/Sound	86	1.0	13,092	1.5	38,393
Publishing	148	1.7	16,115	1.9	30,493
TRADE	1,656	19.2	184,435	21.3	26,534
Durable Wholesale	310	3.6	16,623	1.9	19,400
Non-Durable Wholesale	334	3.9	25,992	3.0	28,794
Retail	1,012	11.7	141,819	16.4	28,223
MANUFACTURING	306	3.5	33,428	3.9	30,199
Textiles/Apparel/Leather	112	1.3	6,812	0.8	30,852
Food/Beverage	23	0.3	2,091	0.2	25,358
Printing	22	0.3	634	0.1	24,023
Other Manufacturing	149	1.7	23,891	2.8	31,689
OTHER	274	3.2	9,507	1.1	20,469
Construction	71	0.8	2,364	0.3	20,680
Transportation	51	0.6	3,582	0.4	25,200
Not Available/Other	152	1.8	3,562	0.4	19,084
TOTAL	8,628	100.0 %	\$864,106	100.0 %	\$26,882

**COMMERCIAL RENT TAX
TAX YEAR 2020**

**Table 4
DISTRIBUTION OF TAXPAYERS BY INDUSTRY AND BASE RENT**

Industry	Taxpayer Base Rent ¹							
	Less than \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 - \$699,999	
	Taxpayers	Liability (000)	Taxpayers	Liability (000)	Taxpayers	Liability (000)	Taxpayers	Liability (000)
Finance & Insurance	277	\$1,712	151	\$1,778	124	\$2,408	97	\$2,428
Real Estate	84	485	31	401	33	651	20	506
Services	1,080	5,372	466	4,132	342	6,537	252	6,173
Information	98	663	43	461	45	919	37	909
Trade	419	1,935	204	1,941	114	2,157	99	2,296
Manufacturing	58	411	40	548	22	436	21	535
Other	79	489	44	553	30	621	27	654
TOTAL	2,095	\$11,068	979	\$9,814	710	\$13,729	553	\$13,502

Industry	Taxpayer Base Rent ¹							
	\$700,000 - \$799,999		\$800,000 - \$999,999		\$1,000,000 - \$1,499,999		\$1,500,000 - \$1,999,999	
	Taxpayers	Liability (000)	Taxpayers	Liability (000)	Taxpayers	Liability (000)	Taxpayers	Liability (000)
Finance & Insurance	75	\$2,180	128	\$4,426	186	\$8,859	127	\$8,530
Real Estate	*	*	*	*	46	2,263	22	1,449
Services	208	5,982	296	10,287	392	18,532	205	13,764
Information	30	849	35	1,217	53	2,574	39	2,642
Trade	86	2,465	110	3,625	173	8,164	104	6,863
Manufacturing	*	*	*	*	31	1,434	17	1,128
Other	18	489	20	712	21	1,017	14	946
TOTAL	441	\$12,663	640	\$22,034	902	\$42,845	528	\$35,323

Industry	Taxpayer Base Rent ¹			
	\$2,000,000 and Over		Total	
	Taxpayers	Liability (000)	Taxpayers	Liability (000)
Finance & Insurance	455	\$199,032	1,620	\$231,353
Real Estate	68	36,679	340	43,635
Services	633	197,817	3,874	268,597
Information	178	82,918	558	93,152
Trade	347	154,988	1,656	184,435
Manufacturing	78	27,670	306	33,428
Other	21	4,025	274	9,507
TOTAL	1,780	\$703,129	8,628	\$864,106

1. Base rent is the total base rent for all premises occupied by a taxpayer.

*Numbers cannot be revealed due to confidentiality restrictions.

**COMMERCIAL RENT TAX
TAX YEAR 2020**

**Table 5
DISTRIBUTION OF TAXPAYERS BY ZIP CODE
FOR TAXPAYERS WITH ONE PREMISES**

Zip Code	Premises	% of Total	Liability (000)	% of Total	Median Taxpayer Liability
10001	449	6.1 %	\$17,165	4.3 %	\$20,332
10002	38	0.5	1,049	0.3	10,766
10003	204	2.8	5,891	1.5	21,417
10004	146	2.0	4,608	1.1	17,952
10005	141	1.9	6,179	1.5	21,173
10006	70	0.9	1,781	0.4	16,813
10007	40	0.5	1,264	0.3	22,647
10009	11	0.1	150	0.0	0
10010	264	3.6	8,187	2.0	20,295
10011	223	3.0	7,634	1.9	17,060
10012	222	3.0	5,347	1.3	15,418
10013	203	2.7	7,627	1.9	20,216
10014	126	1.7	6,094	1.5	26,306
10016	411	5.6	14,781	3.7	22,918
10017	637	8.6	47,671	11.9	24,947
10018	574	7.8	25,717	6.4	19,955
10019	594	8.0	43,884	10.9	26,242
10020	106	1.4	11,662	2.9	35,531
10021	89	1.2	3,291	0.8	25,358
10022	927	12.5	50,446	12.6	24,800
10023	65	0.9	2,356	0.6	4,686
10024	34	0.5	1,022	0.3	23,157
10025	13	0.2	311	0.1	13,457
10028	54	0.7	1,186	0.3	8,140
10036	492	6.6	35,429	8.8	27,849
10038	86	1.2	2,438	0.6	20,091
10055	12	0.2	1,058	0.3	32,946
10065	118	1.6	3,472	0.9	20,354
10075	40	0.5	1,281	0.3	6,317
10104	18	0.2	2,582	0.6	88,367
10105	22	0.3	3,004	0.7	57,961

(continued)

**COMMERCIAL RENT TAX
TAX YEAR 2020**

**Table 5 (continued)
DISTRIBUTION OF TAXPAYERS BY ZIP CODE
FOR TAXPAYERS WITH ONE PREMISES**

Zip Code	Premises	% of Total	Liability (000)	% of Total	Median Taxpayer Liability
10106	21	0.3	\$978	0.2	\$39,737
10110	23	0.3	790	0.2	18,916
10111	19	0.3	2,429	0.6	49,299
10118	38	0.5	3,625	0.9	30,254
10119	56	0.8	2,007	0.5	27,524
10121	14	0.2	3,395	0.8	160,151
10128	41	0.6	765	0.2	14,824
10151	18	0.2	635	0.2	27,596
10152	27	0.4	2,023	0.5	60,279
10153	21	0.3	3,085	0.8	88,046
10155	15	0.2	403	0.1	21,972
10158	13	0.2	973	0.2	50,158
10165	39	0.5	1,189	0.3	23,758
10166	20	0.3	3,947	1.0	81,900
10167	17	0.2	2,715	0.7	100,661
10168	10	0.1	167	0.0	13,418
10169	24	0.3	1,652	0.4	33,872
10170	15	0.2	504	0.1	25,942
10171	16	0.2	819	0.2	35,235
10172	17	0.2	2,147	0.5	74,327
10173	14	0.2	1,172	0.3	28,430
10174	18	0.2	828	0.2	33,797
10175	21	0.3	522	0.1	27,528
10176	16	0.2	579	0.1	27,099
10271	14	0.2	701	0.2	24,863
10279	13	0.2	352	0.1	22,997
10281	31	0.4	4,721	1.2	51,941
Other/Not Available	382	5.2	33,943	8.5	29,057
TOTAL	7,402	100.0 %	\$401,632	100.0 %	\$23,300

**COMMERCIAL RENT TAX
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**Table 6
DISTRIBUTION OF TAXPAYERS BY NUMBER OF PREMISES PER TAXPAYER**

Number of Premises per Taxpayer	Taxpayers	% of Total	Liability (000)	% of Total	Median Taxpayer Liability
1	7,402	85.8%	\$401,632	46.5 %	\$23,300
2	714	8.3	130,855	15.1	63,534
3	204	2.4	73,955	8.6	145,629
4	92	1.1	43,102	5.0	197,865
5	54	0.6	33,220	3.8	422,257
6	27	0.3	16,034	1.9	256,662
7	30	0.3	19,910	2.3	573,123
8	21	0.2	15,481	1.8	480,984
9	12	0.1	7,075	0.8	515,452
10 - 15	36	0.4	37,173	4.3	557,654
16 - 20	11	0.1	7,690	0.9	339,226
21+	25	0.3	77,980	9.0	1,763,830
TOTAL	8,628	100.0%	\$864,106	100.0 %	\$26,882

**COMMERCIAL RENT TAX
TAX YEAR 2020**

**Table 7
DISTRIBUTION OF TAXPAYERS AND PREMISES
BY INDUSTRY AND NUMBER OF PREMISES PER TAXPAYER**

Industry	One Premises per Taxpayer						Median Taxpayer Liability	Median Premises Liability
	Taxpayers	% of Total	Premises	% of Total	Taxpayer Liability (000)	% of Total		
Finance and Insurance	1,423	19.2 %	1,423	19.2 %	\$98,489	24.5 %	\$31,551	\$31,551
Real Estate	313	4.2	313	4.2	35,075	8.7	25,136	25,136
Services	3,514	47.5	3,514	47.5	182,273	45.4	22,079	22,079
Information	423	5.7	423	5.7	24,379	6.1	27,393	27,393
Trade	1,241	16.8	1,241	16.8	41,542	10.3	18,953	18,953
Manufacturing	242	3.3	242	3.3	13,566	3.4	24,565	24,565
Other	246	3.3	246	3.3	6,309	1.6	19,582	19,582
TOTAL	7,402	100.0 %	7,402	100.0 %	\$401,632	100.0 %	\$23,300	\$23,300

Industry	Two or More Premises per Taxpayer						Median Taxpayer Liability	Median Premises Liability
	Taxpayers	% of Total	Premises	% of Total	Taxpayer Liability (000)	% of Total		
Finance and Insurance	197	16.1 %	989	19.2 %	\$132,864	28.7 %	\$194,115	\$51,206
Real Estate	27	2.2	111	2.2	8,560	1.9	223,180	46,522
Services	360	29.4	1,399	27.1	86,324	18.7	80,914	18,413
Information	135	11.0	551	10.7	68,774	14.9	187,986	37,308
Trade	415	33.8	1,794	34.8	142,893	30.9	109,941	35,679
Manufacturing	64	5.2	244	4.7	19,862	4.3	102,844	30,091
Other	28	2.3	65	1.3	3,198	0.7	48,202	18,490
TOTAL	1,226	100.0 %	5,153	100.0 %	\$462,474	100.0 %	\$107,856	\$30,990

Industry	All Taxpayers						Median Taxpayer Liability	Median Premises Liability
	Taxpayers	% of Total	Premises	% of Total	Taxpayer Liability (000)	% of Total		
Finance and Insurance	1,620	18.8 %	2,412	19.2 %	\$231,353	26.8 %	\$35,843	\$37,548
Real Estate	340	3.9	424	3.4	43,635	5.0	28,021	30,530
Services	3,874	44.9	4,913	39.1	268,597	31.1	23,894	20,621
Information	558	6.5	974	7.8	93,152	10.8	36,501	32,021
Trade	1,656	19.2	3,035	24.2	184,435	21.3	26,534	26,744
Manufacturing	306	3.5	486	3.9	33,428	3.9	30,199	27,483
Other	274	3.2	311	2.5	9,507	1.1	20,469	19,420
TOTAL	8,628	100.0 %	12,555	100.0 %	\$864,106	100.0 %	\$26,882	\$25,955

**COMMERCIAL RENT TAX
TAX YEAR 2020**

**Table 8
DISTRIBUTION OF PREMISES BY BASE RENT**

Premises Base Rent	Premises	% of Total	Liability (000)	% of Total	Median Premises Liability
Less than \$250,000¹	522	4.2 %	\$2,561	0.3 %	\$5,375
\$250,000 - \$274,999	545	4.3	1,665	0.2	895
\$275,000 - \$299,999	447	3.6	2,190	0.3	5,601
\$300,000 - \$349,999	883	7.0	6,922	0.8	11,919
\$350,000 - \$399,999	813	6.5	6,958	0.8	13,813
\$400,000 - \$449,999	712	5.7	8,002	0.9	15,975
\$450,000 - \$499,999	804	6.4	10,922	1.3	17,803
\$500,000 - \$549,999	531	4.2	9,476	1.1	20,055
\$550,000 - \$599,999	514	4.1	11,489	1.3	22,305
\$600,000 - \$699,999	764	6.1	19,337	2.2	25,350
\$700,000 - \$799,999	672	5.4	19,577	2.3	29,084
\$800,000 - \$899,999	473	3.8	15,700	1.8	33,286
\$900,000 - \$999,999	439	3.5	16,253	1.9	37,050
\$1,000,000 - \$1,499,999	1,390	11.1	66,570	7.7	47,450
\$1,500,000 - \$1,999,999	826	6.6	56,160	6.5	67,524
\$2,000,000 - \$2,999,999	752	6.0	71,307	8.3	93,102
\$3,000,000 - \$3,999,999	389	3.1	52,644	6.1	134,729
\$4,000,000 - \$4,999,999	220	1.8	38,641	4.5	175,513
\$5,000,000 - \$9,999,999	497	4.0	129,190	15.0	243,546
\$10,000,000 and Over	362	2.9	318,543	36.9	642,961
TOTAL	12,555	100.0 %	\$864,106	100.0 %	\$25,955

1. The premises in this range are partial-year filers with annualized base rents greater than \$250,000, or filers who received certain deductions.

**COMMERCIAL RENT TAX
TAX YEAR 2020**

**Table 9
DISTRIBUTION OF PREMISES BY BASE RENT
FOR TAXPAYERS WITH ONE PREMISES**

Premises Base Rent	Premises	% of Total	Liability (000)	% of Total	Median Premises Liability
Less than \$250,000¹	166	2.2 %	\$800	0.2 %	\$4,774
\$250,000 - \$274,999	369	5.0	699	0.2	0
\$275,000 - \$299,999	333	4.5	1,342	0.3	673
\$300,000 - \$349,999	640	8.6	4,155	1.0	7,250
\$350,000 - \$399,999	561	7.6	3,813	0.9	4,326
\$400,000 - \$449,999	503	6.8	4,718	1.2	15,623
\$450,000 - \$499,999	451	6.1	4,762	1.2	17,593
\$500,000 - \$549,999	368	5.0	6,211	1.5	19,857
\$550,000 - \$599,999	320	4.3	7,168	1.8	22,415
\$600,000 - \$699,999	507	6.8	12,840	3.2	25,389
\$700,000 - \$799,999	401	5.4	11,685	2.9	29,068
\$800,000 - \$899,999	304	4.1	10,093	2.5	33,341
\$900,000 - \$999,999	267	3.6	9,873	2.5	37,013
\$1,000,000 - \$1,499,999	761	10.3	36,414	9.1	47,326
\$1,500,000 - \$1,999,999	419	5.7	28,139	7.0	66,465
\$2,000,000 - \$2,999,999	395	5.3	37,457	9.3	92,494
\$3,000,000 - \$3,999,999	192	2.6	25,901	6.4	134,246
\$4,000,000 - \$4,999,999	102	1.4	17,833	4.4	174,953
\$5,000,000 - \$9,999,999	196	2.6	52,232	13.0	249,855
\$10,000,000 and Over	147	2.0	125,497	31.2	619,079
TOTAL	7,402	100.0 %	\$401,632	100.0 %	\$23,300

1. The premises in this range are partial-year filers with annualized base rents greater than \$250,000, or filers who received certain deductions.

**COMMERCIAL RENT TAX
TAX YEAR 2020**

**Table 10
DISTRIBUTION OF PREMISES BY BASE RENT
FOR TAXPAYERS WITH TWO OR MORE PREMISES**

Premises Base Rent	Premises	% of Total	Liability (000)	% of Total	Median Premises Liability
Less than \$250,000¹	356	6.9 %	\$1,761	0.4 %	\$5,568
\$250,000 - \$274,999	176	3.4	966	0.2	4,377
\$275,000 - \$299,999	114	2.2	848	0.2	8,018
\$300,000 - \$349,999	243	4.7	2,767	0.6	12,575
\$350,000 - \$399,999	252	4.9	3,145	0.7	14,376
\$400,000 - \$449,999	209	4.1	3,284	0.7	16,369
\$450,000 - \$499,999	353	6.9	6,159	1.3	17,914
\$500,000 - \$549,999	163	3.2	3,266	0.7	20,350
\$550,000 - \$599,999	194	3.8	4,321	0.9	22,035
\$600,000 - \$699,999	257	5.0	6,497	1.4	25,316
\$700,000 - \$799,999	271	5.3	7,892	1.7	29,120
\$800,000 - \$899,999	169	3.3	5,607	1.2	33,190
\$900,000 - \$999,999	172	3.3	6,380	1.4	37,180
\$1,000,000 - \$1,499,999	629	12.2	30,156	6.5	47,607
\$1,500,000 - \$1,999,999	407	7.9	28,021	6.1	68,393
\$2,000,000 - \$2,999,999	357	6.9	33,850	7.3	93,339
\$3,000,000 - \$3,999,999	197	3.8	26,743	5.8	134,879
\$4,000,000 - \$4,999,999	118	2.3	20,808	4.5	176,482
\$5,000,000 - \$9,999,999	301	5.8	76,958	16.6	236,736
\$10,000,000 and Over	215	4.2	193,046	41.7	685,836
TOTAL	5,153	100.0 %	\$462,474	100.0 %	\$30,990

1. The premises in this range are partial-year filers with annualized base rents greater than \$250,000, or filers who received certain deductions.

**COMMERCIAL RENT TAX
TAX YEAR 2020**

**Table 11
DISTRIBUTION OF PREMISES BY INDUSTRY**

Industry	Premises	% of Total	Liability (000)	% of Total	Median Premises Liability
FINANCE & INSURANCE	2,412	19.2 %	\$231,353	26.8 %	\$37,548
Credit Agencies	802	6.4	92,150	10.7	48,118
Funds and Trusts	54	0.4	2,911	0.3	30,362
Insurance	199	1.6	19,857	2.3	40,158
Securities/Commodities	1,357	10.8	116,436	13.5	32,301
REAL ESTATE	424	3.4	43,635	5.0	30,530
SERVICES	4,913	39.1	268,597	31.1	20,621
Legal Services	627	5.0	86,195	10.0	32,929
Accounting	127	1.0	19,451	2.3	24,211
Holding Companies	69	0.5	4,070	0.5	30,958
Prof./Tech./Managerial	1,542	12.3	83,008	9.6	23,567
Accommodations	26	0.2	1,465	0.2	37,070
Amusement	167	1.3	7,909	0.9	30,476
Food Services	1,149	9.2	21,517	2.5	17,160
Performing Arts/Museums	149	1.2	10,353	1.2	25,049
Administrative Support	211	1.7	11,096	1.3	26,880
Education	117	0.9	4,486	0.5	23,452
Health Care	208	1.7	5,289	0.6	16,050
Personal Services	375	3.0	8,804	1.0	18,626
Civic, Professional, Sports & Similar	14	0.1	1,748	0.2	121,781
Rental/Leasing	78	0.6	1,823	0.2	15,310
Miscellaneous Other	54	0.4	1,383	0.2	19,259
INFORMATION	974	7.8	93,152	10.8	32,021
Broadcasting/Telecom	326	2.6	33,062	3.8	39,091
Information Services/Data	272	2.2	30,883	3.6	31,280
Movies/Video/Sound	173	1.4	13,092	1.5	19,885
Publishing	203	1.6	16,115	1.9	27,839
TRADE	3,035	24.2	184,435	21.3	26,744
Durable Wholesale	391	3.1	16,623	1.9	19,972
Non-Durable Wholesale	476	3.8	25,992	3.0	25,615
Retail	2,168	17.3	141,819	16.4	28,713
MANUFACTURING	486	3.9	33,428	3.9	27,483
Textiles/Apparel/Leather	159	1.3	6,812	0.8	24,802
Food/Beverage	33	0.3	2,091	0.2	21,242
Printing	25	0.2	634	0.1	23,457
Other Manufacturing	269	2.1	23,891	2.8	29,445
OTHER	311	2.5	9,507	1.1	19,420
Construction	75	0.6	2,364	0.3	20,233
Transportation	71	0.6	3,582	0.4	19,604
Not Available/Other	165	1.3	3,562	0.4	18,092
TOTAL	12,555	100.0 %	\$864,106	100.0 %	\$25,955

**COMMERCIAL RENT TAX
TAX YEAR 2020**

**Table 12
DISTRIBUTION OF PREMISES BY INDUSTRY AND BASE RENT**

Industry	Premises Base Rent					
	Less than \$400,000		\$400,000 - \$499,999		\$500,000 - \$599,999	
	Premises	Liability (000)	Premises	Liability (000)	Premises	Liability (000)
Finance & Insurance	380	\$2,641	196	\$2,530	173	\$3,442
Real Estate	98	609	36	486	39	793
Services	1,513	9,017	769	9,388	424	8,299
Information	241	1,579	70	935	66	1,368
Trade	761	4,834	338	4,102	260	5,357
Manufacturing	112	909	58	858	46	940
Other	105	707	49	624	37	766
TOTAL	3,210	\$20,296	1,516	\$18,924	1,045	\$20,965

Industry	Premises Base Rent					
	\$600,000 - \$699,999		\$700,000 - \$799,999		\$800,000 - \$999,999	
	Premises	Liability (000)	Premises	Liability (000)	Premises	Liability (000)
Finance & Insurance	153	\$3,869	130	\$3,777	204	\$7,160
Real Estate	25	630	15	436	35	1,225
Services	303	7,675	258	7,535	338	11,840
Information	51	1,286	51	1,494	67	2,329
Trade	180	4,563	170	4,947	212	7,430
Manufacturing	26	662	33	957	35	1,223
Other	26	652	15	431	21	745
TOTAL	764	\$19,337	672	\$19,577	912	\$31,953

Industry	Premises Base Rent					
	\$1,000,000 - \$1,999,999		\$2,000,000 and Over		Total	
	Premises	Liability (000)	Premises	Liability (000)	Premises	Liability (000)
Finance & Insurance	505	\$28,102	671	\$179,833	2,412	\$231,353
Real Estate	103	5,666	73	33,788	424	43,635
Services	685	36,992	623	177,851	4,913	268,597
Information	187	10,702	241	73,460	974	93,152
Trade	611	34,384	503	118,817	3,035	184,435
Manufacturing	87	4,730	89	23,148	486	33,428
Other	38	2,154	20	3,427	311	9,507
TOTAL	2,216	\$122,730	2,220	\$610,324	12,555	\$864,106

**COMMERCIAL RENT TAX
TAX YEAR 2020**

**Table 13
DISTRIBUTION OF PREMISES BY ZIP CODE**

Zip Code	Premises	% of Total	Liability (000)	% of Total	Median Premises Liability
10001	721	5.7 %	\$49,026	5.7 %	\$23,462
10002	71	0.6	2,300	0.3	17,063
10003	394	3.1	18,650	2.2	26,134
10004	214	1.7	9,425	1.1	19,460
10005	199	1.6	13,915	1.6	24,711
10006	99	0.8	4,439	0.5	16,902
10007	106	0.8	7,009	0.8	28,020
10009	26	0.2	632	0.1	25,158
10010	432	3.4	24,474	2.8	22,983
10011	429	3.4	21,301	2.5	22,695
10012	456	3.6	17,900	2.1	24,364
10013	380	3.0	19,768	2.3	22,490
10014	252	2.0	16,023	1.9	26,309
10016	593	4.7	22,976	2.7	24,704
10017	907	7.2	75,437	8.7	27,713
10018	774	6.2	37,551	4.3	21,869
10019	856	6.8	80,110	9.3	28,602
10020	174	1.4	21,464	2.5	48,406
10021	192	1.5	9,495	1.1	31,092
10022	1,333	10.6	100,680	11.7	27,914
10023	181	1.4	9,649	1.1	25,106
10024	87	0.7	3,353	0.4	25,316
10025	39	0.3	1,289	0.1	21,525
10028	123	1.0	4,389	0.5	22,847
10036	742	5.9	75,055	8.7	32,193
10038	138	1.1	6,221	0.7	22,832
10041	14	0.1	1,265	0.1	67,738
10055	16	0.1	2,104	0.2	91,637
10065	214	1.7	10,734	1.2	26,710
10075	75	0.6	2,696	0.3	16,351
10103	17	0.1	3,487	0.4	101,553
10104	24	0.2	5,173	0.6	113,377
10105	33	0.3	5,740	0.7	64,346
10106	22	0.2	1,469	0.2	40,486

(continued)

**COMMERCIAL RENT TAX
TAX YEAR 2020**

**Table 13 (continued)
DISTRIBUTION OF PREMISES BY ZIP CODE**

Zip Code	Premises	% of Total	Liability (000)	% of Total	Median Premises Liability
10107	11	0.1	\$578	0.1	\$18,978
10110	27	0.2	1,324	0.2	18,831
10111	26	0.2	3,391	0.4	41,486
10112	20	0.2	5,059	0.6	71,174
10118	53	0.4	5,519	0.6	31,904
10119	80	0.6	3,634	0.4	28,654
10120	12	0.1	803	0.1	44,706
10121	22	0.2	4,101	0.5	78,509
10122	12	0.1	425	0.0	24,910
10123	13	0.1	208	0.0	7,370
10128	73	0.6	1,614	0.2	19,638
10151	23	0.2	806	0.1	28,950
10152	30	0.2	3,302	0.4	59,495
10153	26	0.2	7,310	0.8	103,579
10154	16	0.1	5,648	0.7	79,076
10155	19	0.2	538	0.1	26,310
10158	15	0.1	1,171	0.1	50,158
10165	43	0.3	1,398	0.2	23,758
10166	29	0.2	6,673	0.8	88,800
10167	29	0.2	5,461	0.6	119,726
10168	15	0.1	432	0.1	16,122
10169	32	0.3	1,983	0.2	34,869
10170	25	0.2	868	0.1	22,800
10171	26	0.2	2,624	0.3	54,140
10172	24	0.2	5,852	0.7	76,887
10173	17	0.1	1,514	0.2	25,906
10174	28	0.2	1,327	0.2	33,797
10175	27	0.2	776	0.1	30,476
10176	18	0.1	647	0.1	27,099
10177	16	0.1	652	0.1	36,229
10178	13	0.1	2,162	0.3	38,800
10271	19	0.2	1,008	0.1	29,479
10279	15	0.1	386	0.0	20,680
10281	57	0.5	7,412	0.9	40,429
10282	15	0.1	1,643	0.2	81,516
Other/Not Available	1,296	10.3	90,655	10.5	22,035
TOTAL	12,555	100.0 %	\$864,106	100.0 %	\$25,955

**COMMERCIAL RENT TAX
TAX YEAR 2020**

**Table 14
DISTRIBUTION OF PREMISES BY ZIP CODE AND BASE RENT
FOR ZIP CODES WITH AT LEAST TEN PREMISES AND TEN TAXPAYERS
WITHIN EACH ZIP/BASE RENT COMBINATION**

Zip Code	Premises Base Rent							
	Less than \$400,000		\$400,000 - \$499,999		\$500,000 - \$749,999		\$750,000 - \$999,999	
	Premises	Liability (000)	Premises	Liability (000)	Premises	Liability (000)	Premises	Liability (000)
10001	210	\$1,176	82	\$999	143	\$3,329	64	\$2,150
10003	98	519	51	534	79	1,899	53	1,800
10004	76	563	30	395	29	694	26	887
10005	51	357	22	285	39	871	16	556
10010	120	760	54	693	95	2,218	49	1,643
10011	126	604	53	550	69	1,554	34	1,154
10012	131	713	60	623	73	1,731	68	2,288
10013	114	593	39	381	81	1,758	28	965
10014	75	483	25	285	47	1,160	20	678
10016	172	1,041	63	813	114	2,659	70	2,336
10017	207	1,376	106	1,350	161	3,722	99	3,356
10018	232	1,525	108	1,349	157	3,640	67	2,294
10019	197	1,140	93	816	143	3,271	83	2,827
10021	50	275	15	134	24	569	30	1,020
10022	313	2,009	145	1,651	225	5,177	131	4,413
10023	57	338	18	189	29	691	18	598
10028	37	150	16	193	22	526	15	495
10036	156	999	72	736	125	2,834	54	1,822
10038	49	280	11	174	24	578	15	513
10065	47	221	26	216	45	1,030	21	740

(continued)

**COMMERCIAL RENT TAX
TAX YEAR 2020**

**Table 14 (continued)
DISTRIBUTION OF PREMISES BY ZIP CODE AND BASE RENT
FOR ZIP CODES WITH AT LEAST TEN PREMISES AND TEN TAXPAYERS
WITHIN EACH ZIP/BASE RENT COMBINATION**

Zip Code	Premises Base Rent					
	\$1,000,000 - \$1,999,999		\$2,000,000 and Over		Total	
	Premises	Liability (000)	Premises	Liability (000)	Premises	Liability (000)
10001	107	\$6,005	115	\$35,367	721	\$49,026
10003	65	3,431	48	10,467	394	18,650
10004	32	1,773	21	5,114	214	9,425
10005	41	2,236	30	9,610	199	13,915
10010	74	4,145	40	15,015	432	24,474
10011	82	4,445	65	12,994	429	21,301
10012	67	3,627	57	8,917	456	17,900
10013	62	3,513	56	12,557	380	19,768
10014	40	2,094	45	11,323	252	16,023
10016	108	5,836	66	10,291	593	22,976
10017	155	8,300	179	57,333	907	75,437
10018	123	6,803	87	21,941	774	37,551
10019	163	9,064	177	62,993	856	80,110
10021	48	2,478	25	5,019	192	9,495
10022	269	14,859	250	72,571	1,333	100,680
10023	26	1,438	33	6,394	181	9,649
10028	21	1,194	12	1,831	123	4,389
10036	127	7,014	208	61,651	742	75,055
10038	24	1,329	15	3,347	138	6,221
10065	39	2,160	36	6,368	214	10,734

**COMMERCIAL RENT TAX
TAX YEAR 2020**

**Table 15
DISTRIBUTION OF PREMISES BY ZIP CODE AND BASE RENT
FOR TAXPAYERS WITH TWO OR MORE PREMISES
FOR ZIP CODES WITH AT LEAST TEN PREMISES AND TEN TAXPAYERS
WITHIN EACH ZIP/BASE RENT COMBINATION**

Zip Code	Premises Base Rent							
	Less than \$400,000		\$400,000 - \$499,999		\$500,000 - \$749,999		\$750,000 - \$999,999	
	Premises	Liability (000)	Premises	Liability (000)	Premises	Liability (000)	Premises	Liability (000)
10001	64	\$497	25	\$385	44	\$1,055	20	\$678
10003	34	241	22	369	35	841	31	1,074
10010	32	295	21	367	34	821	20	645
10011	49	416	18	263	25	572	18	615
10012	47	343	20	330	39	943	35	1,193
10013	53	356	14	209	28	667	13	443
10017	51	409	18	271	36	869	33	1,117
10018	47	428	22	349	39	926	20	675
10019	54	463	17	259	37	869	28	957
10022	76	674	31	523	47	1,123	34	1,113
10023	26	262	11	189	21	521	13	431
10036	43	337	22	342	35	839	13	433

Zip Code	Premises Base Rent					
	\$1,000,000 - \$1,999,999		\$2,000,000 and Over		Total	
	Premises	Liability (000)	Premises	Liability (000)	Premises	Liability (000)
10001	45	\$2,598	74	\$26,649	272	\$31,861
10003	31	1,621	37	8,612	190	12,759
10010	37	2,138	24	12,021	168	16,286
10011	53	2,945	43	8,856	206	13,667
10012	49	2,675	44	7,069	234	12,553
10013	31	1,819	38	8,648	177	12,142
10017	57	3,156	75	21,944	270	27,766
10018	43	2,394	29	7,062	200	11,834
10019	54	2,943	72	30,735	262	36,226
10022	91	4,990	127	41,811	406	50,234
10023	17	936	28	4,954	116	7,293
10036	45	2,459	92	35,216	250	39,626

**COMMERCIAL RENT TAX
TAX YEAR 2020**

**Table 16
DISTRIBUTION OF PREMISES BY INDUSTRY AND ZIP CODE
FOR ZIP CODES WITH AT LEAST TEN PREMISES AND TEN TAXPAYERS
WITHIN EACH ZIP/INDUSTRY COMBINATION**

Zip Code	Premises	Liability (000)	Median Premises Liability	Zip Code	Premises	Liability (000)	Median Premises Liability
Finance & Insurance				Real Estate			
10001	56	\$7,515	\$34,448	10001	24	\$1,474	\$30,802
10002	16	337	18,827	10011	20	1,783	52,325
10003	42	2,101	33,378	10016	18	1,081	46,439
10004	36	3,124	30,305	10017	36	14,840	36,341
10005	69	9,045	28,995	10018	17	5,577	33,386
10006	18	1,077	29,254	10019	53	2,163	30,154
10007	15	862	35,557	10022	65	3,009	23,812
10010	50	7,195	25,672	10036	21	1,495	29,646
10011	30	1,591	25,334	10065	10	429	15,616
10012	12	589	31,932	Services			
10013	44	3,489	45,347	10001	298	13,362	19,553
10014	19	928	25,740	10002	26	634	12,255
10016	69	2,596	32,263	10003	182	5,470	18,516
10017	277	18,419	32,548	10004	126	4,557	16,980
10018	74	6,508	37,808	10005	91	3,905	23,052
10019	234	26,863	40,891	10006	58	2,699	14,857
10020	59	7,242	59,340	10007	49	1,836	21,675
10021	13	672	50,633	10010	196	6,984	20,752
10022	495	30,016	30,989	10011	179	5,608	14,548
10023	17	1,054	45,040	10012	146	3,278	13,210
10024	11	663	40,798	10013	140	6,373	21,465
10028	12	520	35,721	10014	100	6,446	24,947
10036	140	11,623	43,431	10016	277	10,295	21,583
10038	32	2,468	31,055	10017	370	25,617	24,941
10065	29	1,291	35,617	10018	280	10,448	20,021
10104	10	3,153	117,925	10019	345	29,293	24,429
10105	18	4,136	110,246	10020	60	8,247	44,831
10106	12	579	40,486	10021	58	1,548	21,678
10111	12	1,976	65,544	10022	385	27,548	24,724
10151	10	270	22,639	10023	64	1,438	13,974
10152	14	2,545	99,452	10024	37	1,182	18,097
10153	17	3,199	103,795	10025	15	363	18,337
10165	14	583	24,125	10028	43	771	17,578
10166	12	1,404	77,821	10036	335	31,382	26,338
10167	18	4,138	118,441	10038	64	2,165	16,078
10171	16	2,097	54,934	10065	60	1,940	18,096
10172	17	5,296	78,246	10075	27	1,060	10,555
10281	13	3,940	205,232	10105	12	1,445	47,084
				10110	11	470	21,555
				10118	24	2,827	30,254

(continued)

**COMMERCIAL RENT TAX
TAX YEAR 2020**

**Table 16 (continued)
DISTRIBUTION OF PREMISES BY INDUSTRY AND ZIP CODE
FOR ZIP CODES WITH AT LEAST TEN PREMISES AND TEN TAXPAYERS
WITHIN EACH ZIP/INDUSTRY COMBINATION**

Zip Code	Premises	Liability (000)	Median Premises Liability	Zip Code	Premises	Liability (000)	Median Premises Liability
Services (continued)				Trade (continued)			
10119	45	\$1,939	\$32,162	10005	11	\$300	\$28,792
10121	15	3,525	109,696	10006	10	\$321	\$14,568
10128	36	729	20,532	10007	29	3,268	28,038
10152	10	681	68,425	10009	12	380	30,367
10158	11	746	54,679	10010	98	4,321	24,944
10165	20	449	22,795	10011	132	7,071	33,412
10166	12	3,562	133,002	10012	240	11,618	29,722
10167	11	1,323	119,726	10013	119	3,496	18,391
10169	21	1,023	33,482	10014	80	4,111	23,527
10170	11	334	26,048	10016	104	3,637	23,491
10174	11	569	34,112	10017	130	8,682	27,859
10175	12	309	26,469	10018	248	8,769	19,762
10279	12	358	30,938	10019	139	13,813	30,175
10281	22	2,203	43,250	10020	27	2,618	36,228
10282	10	546	20,487	10021	104	6,431	35,395
Information				10022	271	26,309	32,271
10001	87	5,761	25,912	10023	64	3,353	27,160
10003	33	4,926	35,734	10024	36	1,445	29,160
10004	26	1,012	23,036	10025	11	345	19,317
10005	12	295	22,443	10028	58	2,780	28,283
10010	50	4,332	29,147	10036	110	11,595	32,602
10011	58	4,868	42,085	10038	14	685	28,713
10012	22	827	29,870	10065	106	6,860	36,886
10013	53	5,299	33,051	10075	35	959	19,076
10014	29	2,880	39,935	10119	10	561	27,453
10016	62	2,911	26,341	10128	23	546	18,083
10017	57	3,458	26,597	10281	15	520	21,236
10018	48	1,669	21,716	Manufacturing			
10019	41	4,231	19,192	10001	29	2,068	25,805
10020	11	2,561	80,693	10003	13	514	20,878
10022	41	9,072	25,701	10010	23	1,299	26,106
10023	19	2,485	46,797	10012	25	1,018	29,419
10036	93	16,961	46,165	10013	12	681	27,452
10038	21	716	25,718	10014	12	1,217	51,780
Trade				10016	45	2,049	28,623
10001	199	17,879	26,264	10017	19	3,965	71,141
10002	19	940	26,655	10018	76	3,148	24,023
10003	112	5,259	30,308	10019	22	3,099	48,642
10004	12	205	17,255	10022	42	4,042	26,301
				10036	23	1,403	27,885

(continued)

**COMMERCIAL RENT TAX
TAX YEAR 2020**

**Table 16 (continued)
DISTRIBUTION OF PREMISES BY INDUSTRY AND ZIP CODE
FOR ZIP CODES WITH AT LEAST TEN PREMISES AND TEN TAXPAYERS
WITHIN EACH ZIP/INDUSTRY COMBINATION**

Zip Code	Premises	Liability (000)	Median Premises Liability
Other			
10001	28	\$968	\$24,551
10016	18	\$406	\$19,268
10017	18	\$456	\$16,054
10018	31	1,432	18,682
10019	22	649	20,256
10022	34	684	18,090
10036	20	594	15,537

**COMMERCIAL RENT TAX
TAX YEAR 2020**

**Table 17
DISTRIBUTION OF PREMISES BY INDUSTRY AND ZIP CODE
FOR TAXPAYERS WITH TWO OR MORE PREMISES
FOR ZIP CODES WITH AT LEAST TEN PREMISES AND TEN TAXPAYERS
WITHIN EACH ZIP/INDUSTRY COMBINATION**

Zip Code	Premises	Liability (000)	Median Premises Liability	Zip Code	Premises	Liability (000)	Median Premises Liability
Finance & Insurance				Services (continued)			
10001	34	\$6,421	\$56,999	10020	14	\$2,241	\$79,432
10002	15	309	18,636	10021	18	466	17,568
10003	33	1,560	32,410	10022	64	5,399	29,154
10004	17	2,433	32,576	10023	22	476	16,431
10005	27	6,518	58,449	10024	16	423	17,554
10007	15	862	35,557	10028	12	255	19,935
10010	24	6,245	39,795	10036	78	10,984	24,312
10011	23	1,211	26,169	10038	19	1,303	18,778
10013	35	3,073	46,779	10065	19	1,241	28,373
10016	33	1,215	34,171	10119	12	876	30,324
10017	84	6,797	35,752	Information			
10018	33	4,031	48,907	10001	42	4,074	44,544
10019	59	13,375	61,395	10003	15	3,794	50,391
10020	21	2,967	119,654	10004	11	581	45,535
10021	13	672	50,633	10010	21	2,757	33,190
10022	121	12,422	51,470	10011	36	3,480	49,593
10023	16	1,054	50,176	10012	10	419	30,535
10024	11	663	40,798	10013	35	4,137	21,036
10028	11	502	45,293	10014	16	2,052	52,326
10036	44	3,963	53,851	10016	29	1,769	39,400
10038	15	1,580	27,662	10017	27	2,118	43,488
10065	12	532	33,978	10018	19	909	27,627
Real Estate				10019	26	2,945	15,148
10011	13	1,096	52,339	10022	21	8,389	25,701
10022	10	639	31,918	10023	17	2,348	46,797
Services				10036	60	14,716	45,149
10001	74	4,018	20,011	Trade			
10003	51	2,151	19,249	10001	101	15,234	49,265
10004	29	1,588	19,361	10003	78	4,596	38,470
10005	20	882	32,849	10007	26	3,223	44,130
10006	12	1,895	21,886	10010	44	2,951	31,977
10007	16	875	23,408	10011	78	5,451	44,405
10010	65	3,276	22,158	10012	165	9,935	36,525
10011	55	2,406	16,626	10013	54	2,144	25,338
10012	29	864	16,345	10014	61	3,436	22,571
10013	37	2,081	19,258	10016	30	1,210	28,882
10014	29	3,082	28,551	10017	61	6,319	62,945
10016	68	2,710	20,648	10018	67	3,696	25,486
10017	76	8,203	25,745	10019	80	10,999	50,399
10018	58	1,740	23,058	10020	22	2,537	47,199
10019	79	6,608	23,767	10021	62	4,437	39,453

(continued)

**COMMERCIAL RENT TAX
TAX YEAR 2020**

**Table 17 (continued)
DISTRIBUTION OF PREMISES BY INDUSTRY AND ZIP CODE
FOR TAXPAYERS WITH TWO OR MORE PREMISES
FOR ZIP CODES WITH AT LEAST TEN PREMISES AND TEN TAXPAYERS
WITHIN EACH ZIP/INDUSTRY COMBINATION**

Zip Code	Premises	Liability (000)	Median Premises Liability
Trade (continued)			
10022	166	\$21,846	\$49,931
10023	53	3,053	27,615
10024	24	1,181	38,125
10028	39	2,169	32,252
10036	49	8,766	92,387
10065	60	5,104	50,680
10075	20	788	26,413
10128	14	432	18,733
10281	10	250	24,225
Manufacturing			
10012	18	689	28,516
10013	10	404	18,752
10014	10	1,174	99,222
10016	16	1,014	48,867
10017	11	3,265	75,588
10018	11	518	20,764
10019	10	1,855	48,642
10022	20	1,491	30,968
10036	12	1,061	90,941
Other			
10018	10	876	26,489

**COMMERCIAL RENT TAX
TAX YEAR 2020**

**Table 18
DISTRIBUTION OF TAXPAYERS BY INDUSTRY
FOR TAXPAYERS WITH A SMALL BUSINESS TAX CREDIT
INCLUDING ALL PREMISES**

Industry	% of		Liability (000)	% of Total	Median Taxpayer Liability	Taxpayer Small Business Credit		
	Taxpayers	Total				Total (000)	% of Total	Median
FINANCE & INSURANCE	230	12.4 %	\$1,019	12.6 %	\$0	\$2,368	11.5 %	\$11,877
Credit Agencies	*	*	*	*	*	*	*	*
Funds and Trusts	*	*	*	*	*	*	*	*
Insurance	*	*	*	*	*	*	*	*
Securities/Commodities	206	11.1	787	9.7	0	2,077	10.1	11,553
REAL ESTATE	65	3.5	282	3.5	0	643	3.1	9,729
SERVICES	997	53.5	2,698	33.2	0	11,029	53.5	12,226
Legal Services	105	5.6	359	4.4	960	1,069	5.2	11,177
Accounting	25	1.3	175	2.2	2,411	209	1.0	10,166
Holding Companies	*	*	*	*	*	*	*	*
Prof./Tech./Managerial	246	13.2	910	11.2	0	2,523	12.2	11,743
Accommodations	*	*	*	*	*	*	*	*
Amusement	20	1.1	6	0.1	0	192	0.9	12,197
Food Services	366	19.7	753	9.3	0	4,352	21.1	13,089
Performing Arts/Museums	15	0.8	18	0.2	0	145	0.7	11,810
Administrative Support	25	1.3	68	0.8	0	289	1.4	13,338
Education	13	0.7	80	1.0	0	178	0.9	12,226
Health Care	56	3.0	129	1.6	0	534	2.6	10,467
Personal Services	107	5.7	153	1.9	0	1,317	6.4	13,835
Rental/Leasing	*	*	*	*	*	*	*	*
Miscellaneous Other	*	*	*	*	*	*	*	*
INFORMATION	67	3.6	249	3.1	0	769	3.7	10,963
Broadcasting/Telecom	*	*	*	*	*	*	*	*
Information Services/Data	32	1.7	101	1.2	0	324	1.6	10,345
Movies/Video/Sound	*	*	*	*	*	*	*	*
Publishing	15	0.8	44	0.5	0	185	0.9	13,950
TRADE	407	21.9	2,246	27.7	0	4,739	23.0	12,497
Durable Wholesale	75	4.0	199	2.5	0	785	3.8	11,767
Non-Durable Wholesale	46	2.5	206	2.5	0	512	2.5	12,206
Retail	286	15.4	1,840	22.7	0	3,442	16.7	12,752
MANUFACTURING	41	2.2	1,346	16.6	0	477	2.3	12,084
Textiles/Apparel/Leather	13	0.7	683	8.4	0	129	0.6	10,823
Food/Beverage	*	*	*	*	*	*	*	*
Printing	*	*	*	*	*	*	*	*
Other Manufacturing	20	1.1	663	8.2	0	229	1.1	12,378
OTHER	55	3.0	276	3.4	0	577	2.8	11,667
Construction	*	*	*	*	*	*	*	*
Transportation	*	*	*	*	*	*	*	*
Not Available/Other	41	2.2	125	1.5	0	461	2.2	11,736
TOTAL	1,862	100.0 %	\$8,117	100.0 %	\$0	\$20,601	100.0 %	\$12,195

*Numbers cannot be revealed due to confidentiality restrictions.

**COMMERCIAL RENT TAX
TAX YEAR 2020**

**Table 19
DISTRIBUTION OF TAXPAYERS AND PREMISES BY INDUSTRY
FOR TAXPAYERS WITH A SMALL BUSINESS TAX CREDIT
INCLUDING ONLY PREMISES WITH A SMALL BUSINESS TAX CREDIT**

Industry	% of		% of		Liability (000)	% of Total	Median Taxpayer Liability	Taxpayer Small Business Credit		
	Taxpayers	Total	Premises	Total				Total (000)	% of Total	Median
FINANCE & INSURANCE	230	12.4 %	232	12.1 %	\$739	16.2 %	\$0	\$2,368	11.5 %	\$11,877
Credit Agencies	*	*	*	*	*	*	*	*	*	*
Funds and Trusts	*	*	*	*	*	*	*	*	*	*
Insurance	*	*	*	*	*	*	*	*	*	*
Securities/Commodities	206	11.1	206	10.8	671	14.7	0	2,077	10.1	11,553
REAL ESTATE	65	3.5	65	3.4	235	5.2	0	643	3.1	9,729
SERVICES	997	53.5	1,019	53.3	2,358	51.9	0	11,029	53.5	12,226
Legal Services	105	5.6	105	5.5	355	7.8	960	1,069	5.2	11,177
Accounting	25	1.3	25	1.3	158	3.5	2,411	209	1.0	10,166
Holding Companies	*	*	*	*	*	*	*	*	*	*
Prof./Tech./Managerial	246	13.2	252	13.2	775	17.0	0	2,523	12.2	11,743
Accommodations	*	*	*	*	*	*	*	*	*	*
Amusement	20	1.1	20	1.0	6	0.1	0	192	0.9	12,197
Food Services	366	19.7	375	19.6	660	14.5	0	4,352	21.1	13,089
Performing Arts/Museums	15	0.8	15	0.8	18	0.4	0	145	0.7	11,810
Administrative Support	25	1.3	25	1.3	59	1.3	0	289	1.4	13,338
Education	13	0.7	16	0.8	37	0.8	0	178	0.9	12,226
Health Care	56	3.0	58	3.0	97	2.1	0	534	2.6	10,467
Personal Services	107	5.7	109	5.7	146	3.2	0	1,317	6.4	13,835
Rental/Leasing	*	*	*	*	*	*	*	*	*	*
Miscellaneous Other	*	*	*	*	*	*	*	*	*	*
INFORMATION	67	3.6	72	3.8	204	4.5	0	769	3.7	10,963
Broadcasting/Telecom	*	*	*	*	*	*	*	*	*	*
Information Services/Data	32	1.7	33	1.7	95	2.1	0	324	1.6	10,345
Movies/Video/Sound	*	*	*	*	*	*	*	*	*	*
Publishing	15	0.8	16	0.8	44	1.0	0	185	0.9	13,950
TRADE	407	21.9	426	22.3	759	16.7	0	4,739	23.0	12,497
Durable Wholesale	75	4.0	76	4.0	159	3.5	0	785	3.8	11,767
Non-Durable Wholesale	46	2.5	48	2.5	86	1.9	0	512	2.5	12,206
Retail	286	15.4	302	15.8	514	11.3	0	3,442	16.7	12,752
MANUFACTURING	41	2.2	41	2.1	87	1.9	0	477	2.3	12,084
Textiles/Apparel/Leather	13	0.7	13	0.7	26	0.6	0	129	0.6	10,823
Food/Beverage	*	*	*	*	*	*	*	*	*	*
Printing	*	*	*	*	*	*	*	*	*	*
Other Manufacturing	20	1.1	20	1.0	61	1.3	0	229	1.1	12,378
OTHER	55	3.0	58	3.0	165	3.6	0	577	2.8	11,667
Construction	*	*	*	*	*	*	*	*	*	*
Transportation	*	*	*	*	*	*	*	*	*	*
Not Available/Other	41	2.2	43	2.2	103	2.3	0	461	2.2	11,736
TOTAL	1,862	100.0 %	1,913	100.0 %	\$4,547	100.0 %	\$0	\$20,601	100.0 %	\$12,195

*Numbers cannot be revealed due to confidentiality restrictions.

**COMMERCIAL RENT TAX
TAX YEAR 2020**

**Table 20
DISTRIBUTION OF PREMISES BY BASE RENT
FOR PREMISES WITH A SMALL BUSINESS TAX CREDIT**

Premises Base Rent	Premises	% of Total	Liability (000)	% of Total	Median Premises Liability	Small Business Credit (000)	% of Total	Median Small Business Credit
\$250,000 - \$274,999	265	13.9 %	\$66	1.5 %	\$0	\$798	3.9 %	\$2,542
\$275,000 - \$299,999	227	11.9	186	4.1	0	1,717	8.3	7,652
\$300,000 - \$349,999	375	19.6	503	11.1	0	4,216	20.5	12,188
\$350,000 - \$399,999	379	19.8	616	13.5	0	4,911	23.8	14,247
\$400,000 - \$449,999	262	13.7	566	12.4	0	3,767	18.3	16,156
\$450,000 - \$499,999	237	12.4	540	11.9	0	3,827	18.6	18,033
\$500,000 - \$549,999	168	8.8	2,071	45.5	13,396	1,366	6.6	7,128
TOTAL	1,913	100 %	\$4,547	100 %	\$0	\$20,601	100 %	\$12,104

**COMMERCIAL RENT TAX
TAX YEAR 2020**

**Table 21
DISTRIBUTION OF PREMISES BY ZIP CODE
FOR PREMISES WITH A SMALL BUSINESS TAX CREDIT**

Zip Code	Premises	% of Total	Liability (000)	% of Total	Median Premises Liability	Small Business Credit (000)	% of Total	Median Small Business Credit
10001	135	7.1 %	\$326	7.2 %	\$0	\$1,388	6.7 %	\$12,011
10002	18	0.9	15	0.3	0	189	0.9	10,268
10003	70	3.7	133	2.9	0	791	3.8	12,808
10004	31	1.6	128	2.8	0	318	1.5	12,752
10005	27	1.4	93	2.1	2,203	279	1.4	10,949
10006	23	1.2	48	1.1	0	234	1.1	10,784
10010	73	3.8	171	3.8	0	739	3.6	11,966
10011	101	5.3	206	4.5	0	1,125	5.5	12,367
10012	96	5.0	164	3.6	0	1,050	5.1	12,528
10013	83	4.3	191	4.2	0	955	4.6	12,992
10014	42	2.2	71	1.6	0	467	2.3	11,470
10016	101	5.3	318	7.0	0	1,046	5.1	12,179
10017	137	7.2	449	9.9	0	1,420	6.9	11,717
10018	139	7.3	417	9.2	0	1,456	7.1	11,864
10019	152	7.9	291	6.4	0	1,761	8.5	12,994
10020	17	0.9	51	1.1	0	151	0.7	7,184
10021	30	1.6	24	0.5	0	297	1.4	11,764
10022	208	10.9	590	13.0	0	2,226	10.8	12,051
10023	33	1.7	48	1.1	0	363	1.8	11,700
10024	12	0.6	9	0.2	0	135	0.7	12,811
10028	29	1.5	12	0.3	0	318	1.5	12,046
10036	113	5.9	302	6.6	0	1,250	6.1	12,503
10038	20	1.0	17	0.4	0	204	1.0	11,558
10065	43	2.2	80	1.8	0	510	2.5	12,865
10075	23	1.2	13	0.3	0	278	1.4	13,058
10128	23	1.2	5	0.1	0	286	1.4	12,480
Other/Not Available	134	7.0	372	8.2	0	1,364	6.6	11,915
TOTAL	1,913	100.0 %	\$4,547	100.0 %	\$0	\$20,601	100.0 %	\$12,104

COMMERCIAL RENT TAX

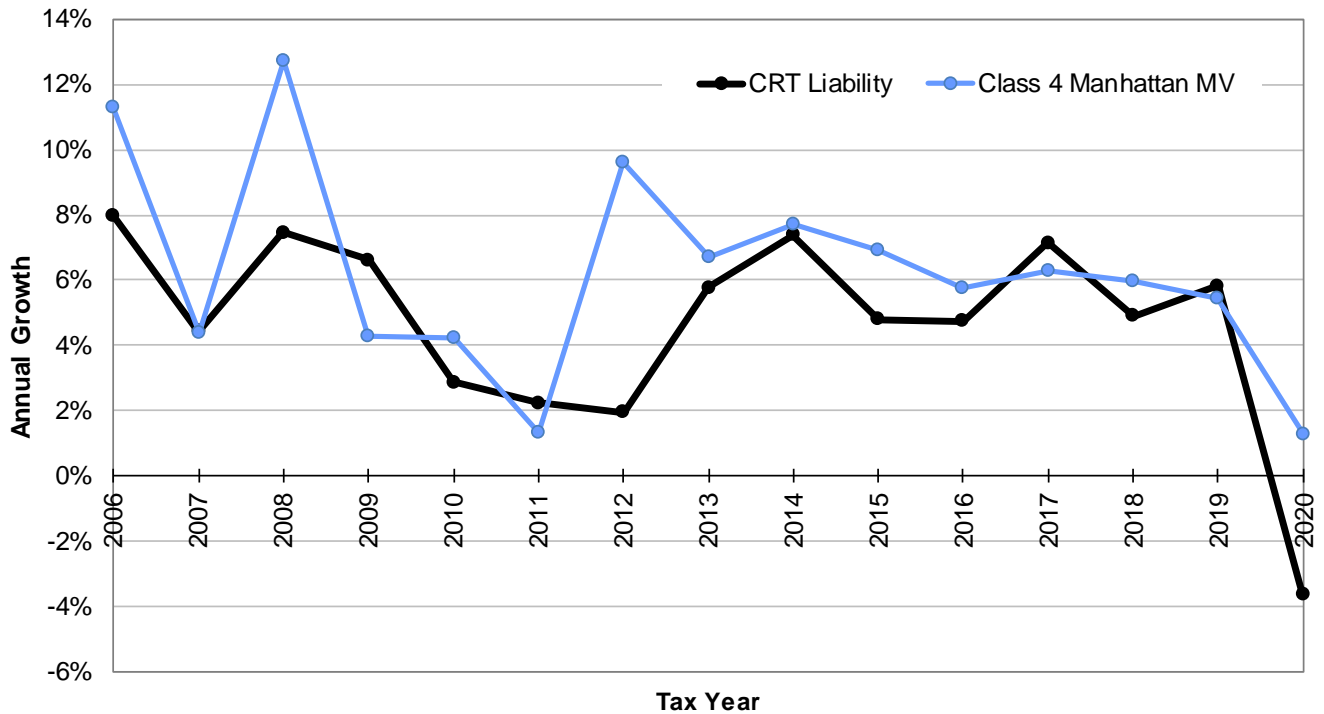
Figure 1
TAXPAYER AND PREMISES LIABILITY
TY 2006 – TY 2020



COMMERCIAL RENT TAX

Figure 2
ANNUAL GROWTH OF CRT LIABILITY COMPARED TO
MANHATTAN COMMERCIAL MARKET VALUE
TY 2006 – TY 2020

CRT growth is generally positively correlated with the growth of Manhattan commercial market value, reflecting the fact that the Department of Finance determines commercial market value by capitalizing net rental income. TY 2020 was the first tax year since at least TY 2006 that the year-over-year growth in CRT liability was negative.



Note: The CRT tax year is from June 1 to May 31 and the property tax year for the purpose of determining Manhattan commercial market value is from July 1 to June 30.

Appendix A

Methodology

This report includes only taxpayers with premises subject to the CRT. Liability is defined as the tax due for premises with annualized base rent of \$250,000 or more minus total applicable credits. In cases where the taxpayer did not file an annual return, the taxpayer base rent and CRT liability are computed based on total payments for the tax year. Taxpayers that rent premises for less than a full year must annualize their base rent on their CRT return to determine if the lease is subject to tax; only premises with annualized base rent of \$250,000 or more (before the 35 percent reduction) are subject to tax. Liability reported does not include penalties, interest, or collections that result from audits. Dollar values in this report are generally expressed in thousands; sums of these rounded values may not precisely total the individual components because they are computed using the full values.

To preserve taxpayer confidentiality, tables that report at the taxpayer level must have at least ten taxpayers in every cell. In tables that report at the premise level, each cell must have at least ten premises and these premises must be associated with at least ten taxpayers. As a result, some data are not reported, and some reported categories are combined. Data are also omitted in cases where figures could be calculated using values provided in other tables.

In this report, the term *base rent* refers to the rent paid by the taxpayer before the 35 percent rent reduction. Base rent for individual premises is taken from page two premises information on the return, if available. Otherwise, the base rent for each premises is computed as the total base rent reported on page one divided by the number of taxable premises, i.e. the average premises base rent. The report provides actual base rent for approximately 84 percent of premises and average base rent for the remaining premises. The base rent at the taxpayer level is computed as the sum of the base rent for all the premises associated with the taxpayer. Therefore, total liability is the same whether it is reported at the taxpayer level or at the premises level.

Premises zip codes are taken from premises data provided by the taxpayer on the return. If the taxpayer did not provide the zip code for premises or provided an invalid zip code, and the taxpayer had only one premises, then this report assigns the taxpayer zip code to the premises. If the taxpayer did not provide the zip code for premises or provided an invalid zip code, and the taxpayer has multiple premises, then the zip code for the premises is classified as “other/not available” on those tables reporting for the full CRT population. The address data has been cleaned to obtain as many zip codes as possible. Zip codes with less than ten taxpayers are also included under “other/not available” due to taxpayer confidentiality restrictions.

The Small Business Tax Credit took effect at the start of Tax Year 2019. In this report, the credit amount is taken from page 2, line 17, of Form CR-A, the annual CRT return.

Appendix B

Glossary of Industry Sectors

Industry classification is based upon the NAICS (North American Industry Classification System) code, as reported by taxpayers. In cases where the codes were missing or incorrect, various procedures were employed to identify the correct industry. Where possible, unidentified large taxpayers were assigned industry codes manually. A list of industry sectors and subsectors appears below.

- **FINANCE AND INSURANCE** – credit agencies; firms engaged in banking, lending or financing activities; funds and trusts; securities and commodities brokers and dealers, exchanges; insurance agents and brokers; related industries.
- **REAL ESTATE** – lessors of real estate; property management; real estate brokers; related real estate activity.
- **SERVICES** – computer-related services; architectural, design and engineering services; management, scientific and technical; legal services; advertising, public relations and marketing; accounting; consulting; veterinary services; holding companies; other professional, technical, and managerial services; personal services; accommodations and food services; health care; entertainment, amusement and recreation; administrative and support services; repair services; education and social assistance; non-realty rental and leasing; miscellaneous other services.
- **INFORMATION** – motion pictures; information services and data processing; publishing; telecommunications; broadcasting.
- **TRADE** – wholesale (durable and non-durable) and retail.
- **MANUFACTURING** – apparel and textile; food and beverages; printing; machinery; computers and electronics; furniture; chemicals; other manufacturing.
- **OTHER** – construction; transportation; unregulated utilities; agriculture; mining; unknown.