
**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 2021

ERIC ADAMS, MAYOR

PRESTON NIBLACK, COMMISSIONER

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MAYOR**

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**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 2021 (June 1, 2020 – May 31, 2021) 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.

2021 Summary

CRT liability totaled \$852 million in TY 2021, a decline of 1.4 percent from TY 2020. There were 7,632 taxpayers with 11,229 premises. Of the 7,632 taxpayers, 6,539, or 86 percent, had only one premises; their liability was \$392 million, or 46 percent of total liability. The remaining 14 percent of taxpayers accounted for 4,690 premises (42 percent of total premises) and \$460 million of liability (54 percent of total).

Fewer than 6 percent of taxpayers accounted for 59 percent of total liability. Two industry sectors, Services and Finance & Insurance, generated 58 percent of total liability.

The small business tax credit was received by 1,462 taxpayers, representing 1,487 premises. The credit totaled \$16 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 to reduce 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. The current base rent reduction of 35 percent took effect September 1, 1998, lowering the effective tax rate to 3.9 percent.

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.

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

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 information in this section unless specified otherwise: NYC Office of Management and Budget. *Tax Revenue Forecasting Documentation: Tax Policy, Revenue Forecasting & Economic Analysis Task Force*, June 2021.

<https://www1.nyc.gov/assets/omb/downloads/pdf/methodology-2021-06.pdf>

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 2021**

**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	182	2.4 %	\$931	0.1 %	\$4,713
\$250,000 - \$274,999	324	4.2	653	0.1	173
\$275,000 - \$299,999	290	3.8	1,163	0.1	80
\$300,000 - \$349,999	570	7.5	3,512	0.4	4,482
\$350,000 - \$399,999	459	6.0	3,555	0.4	8,509
\$400,000 - \$449,999	446	5.8	4,506	0.5	15,738
\$450,000 - \$499,999	369	4.8	4,264	0.5	17,786
\$500,000 - \$549,999	310	4.1	5,231	0.6	19,847
\$550,000 - \$599,999	245	3.2	5,427	0.6	22,301
\$600,000 - \$699,999	491	6.4	12,234	1.4	25,219
\$700,000 - \$799,999	360	4.7	10,499	1.2	29,174
\$800,000 - \$899,999	295	3.9	9,552	1.1	32,866
\$900,000 - \$999,999	273	3.6	9,932	1.2	36,858
\$1,000,000 - \$1,499,999	817	10.7	38,727	4.5	47,093
\$1,500,000 - \$1,999,999	473	6.2	31,619	3.7	66,512
\$2,000,000 - \$2,999,999	505	6.6	48,060	5.6	94,205
\$3,000,000 - \$3,999,999	273	3.6	36,441	4.3	132,304
\$4,000,000 - \$4,999,999	175	2.3	30,663	3.6	173,989
\$5,000,000 - \$9,999,999	351	4.6	96,308	11.3	266,777
\$10,000,000 and Over	424	5.6	498,874	58.5	722,557
TOTAL	7,632	100.0 %	\$852,151	100.0 %	\$28,392

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 2021**

**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	22	2.0 %	44	0.9 %	\$229	0.0 %	\$11,746
\$400,000 - \$499,999	12	1.1	24	0.5	135	0.0	16,017
\$500,000 - \$599,999	16	1.5	32	0.7	238	0.1	18,497
\$600,000 - \$699,999	33	3.0	68	1.4	648	0.1	22,602
\$700,000 - \$799,999	17	1.6	34	0.7	497	0.1	29,650
\$800,000 - \$999,999	73	6.7	157	3.3	2,231	0.5	33,216
\$1,000,000 - \$1,499,999	132	12.1	306	6.5	6,059	1.3	46,487
\$1,500,000 - \$1,999,999	100	9.1	318	6.8	6,636	1.4	67,510
\$2,000,000 - \$3,999,999	207	18.9	556	11.9	22,596	4.9	107,612
\$4,000,000 and Over	481	44.0	3,151	67.2	420,917	91.5	455,223
TOTAL	1,093	100.0 %	4,690	100.0 %	\$460,185	100.0 %	\$119,549

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

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**Table 3
DISTRIBUTION OF TAXPAYERS BY INDUSTRY**

Industry	Taxpayers	% of Total	Liability (000)	% of Total	Median Taxpayer Liability
FINANCE & INSURANCE	1,604	21.0 %	\$232,352	27.3 %	\$37,970
Commercial Banking	152	2.0	73,290	8.6	79,562
Other Credit Intermediation	62	0.8	5,897	0.7	34,404
Funds and Trusts	47	0.6	2,596	0.3	33,793
Insurance	140	1.8	18,849	2.2	59,682
Securities/Commodities	1,203	15.8	131,719	15.5	33,703
REAL ESTATE	326	4.3	38,234	4.5	32,075
SERVICES	3,310	43.4	260,196	30.5	25,147
Legal Services	569	7.5	90,329	10.6	37,533
Accounting	102	1.3	18,583	2.2	23,672
Holding Companies	54	0.7	3,148	0.4	28,169
Prof./Tech./Managerial	1,263	16.5	88,667	10.4	27,538
Accommodations	20	0.3	1,483	0.2	41,461
Amusement	78	1.0	3,539	0.4	25,672
Food Services	411	5.4	12,157	1.4	9,726
Performing Arts/Museums	97	1.3	7,005	0.8	25,051
Administrative Support	170	2.2	10,834	1.3	26,714
Education	73	1.0	4,747	0.6	31,244
Health Care	135	1.8	5,455	0.6	15,619
Personal Services	288	3.8	7,547	0.9	16,535
Rental/Leasing	30	0.4	2,861	0.3	38,753
Miscellaneous Other	20	0.3	3,842	0.5	47,352
INFORMATION	525	6.9	94,932	11.1	38,020
Broadcasting/Telecom	118	1.5	33,647	3.9	73,226
Information Services/Data	184	2.4	34,132	4.0	33,761
Movies/Video/Sound	79	1.0	12,163	1.4	39,486
Publishing	144	1.9	14,990	1.8	29,530
TRADE	1,346	17.6	183,305	21.5	27,721
Durable Wholesale	270	3.5	15,172	1.8	19,285
Non-Durable Wholesale	301	3.9	24,576	2.9	27,351
Retail	775	10.2	143,558	16.8	32,754
MANUFACTURING	291	3.8	34,096	4.0	32,591
Textiles/Apparel/Leather	113	1.5	7,096	0.8	30,840
Food/Beverage	24	0.3	2,283	0.3	38,142
Printing	14	0.2	402	0.0	28,774
Other Manufacturing	140	1.8	24,315	2.9	34,371
OTHER	230	3.0	9,036	1.1	20,400
Construction	72	0.9	2,706	0.3	22,735
Transportation	40	0.5	3,807	0.4	25,294
Not Available/Other	118	1.5	2,524	0.3	17,315
TOTAL	7,632	100.0 %	\$852,151	100.0 %	\$28,392

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**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	284	\$1,695	137	\$1,614	109	\$2,157	93	\$2,329
Real Estate	69	386	36	378	26	542	17	421
Services	930	4,680	378	3,662	253	4,739	209	5,269
Information	92	650	55	756	37	725	25	626
Trade	323	1,544	144	1,480	83	1,594	105	2,555
Manufacturing	58	366	31	463	17	334	19	475
Other	69	494	34	418	30	567	23	559
TOTAL	1,825	\$9,815	815	\$8,770	555	\$10,657	491	\$12,234

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	65	\$1,903	124	\$4,306	193	\$9,092	126	\$8,591
Real Estate	14	409	22	789	45	2,128	30	1,952
Services	170	4,957	242	8,291	359	17,029	175	11,586
Information	19	550	39	1,370	48	2,368	33	2,244
Trade	63	1,836	101	3,346	124	5,853	84	5,571
Manufacturing	15	438	*	*	30	1,420	*	*
Other	14	406	*	*	18	837	*	*
TOTAL	360	\$10,499	568	\$19,484	817	\$38,727	473	\$31,619

Industry	Taxpayer Base Rent ¹			
	\$2,000,000 and Over		Total	
	Taxpayers	Liability (000)	Taxpayers	Liability (000)
Finance & Insurance	473	\$200,666	1,604	\$232,352
Real Estate	67	31,229	326	\$38,234
Services	594	199,982	3,310	\$260,196
Information	177	85,642	525	\$94,932
Trade	319	159,528	1,346	\$183,305
Manufacturing	78	28,554	291	\$34,096
Other	20	4,745	230	\$9,036
TOTAL	1,728	\$710,347	7,632	\$852,151

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 2021**

**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	410	6.3 %	\$18,591	4.7 %	\$20,245
10002	33	0.5	683	0.2	12,347
10003	174	2.7	5,871	1.5	20,827
10004	119	1.8	4,395	1.1	21,734
10005	147	2.2	10,813	2.8	24,680
10006	71	1.1	1,809	0.5	16,627
10007	34	0.5	1,313	0.3	27,613
10010	235	3.6	8,917	2.3	21,239
10011	163	2.5	6,320	1.6	19,939
10012	179	2.7	5,102	1.3	17,226
10013	182	2.8	7,690	2.0	17,841
10014	118	1.8	9,270	2.4	28,952
10016	384	5.9	15,256	3.9	22,832
10017	601	9.2	34,550	8.8	24,052
10018	480	7.3	19,969	5.1	22,138
10019	499	7.6	43,136	11.0	27,034
10020	89	1.4	12,982	3.3	41,077
10021	64	1.0	3,208	0.8	20,404
10022	842	12.9	51,691	13.2	26,458
10023	45	0.7	1,174	0.3	6,440
10024	33	0.5	953	0.2	9,344
10025	18	0.3	343	0.1	14,497
10028	42	0.6	530	0.1	3,978
10036	400	6.1	34,939	8.9	31,787
10038	77	1.2	2,599	0.7	21,868
10055	11	0.2	863	0.2	33,635
10065	96	1.5	2,784	0.7	19,104
10075	39	0.6	1,286	0.3	2,169
10104	18	0.3	2,484	0.6	67,672
10105	23	0.4	4,211	1.1	54,483

(continued)

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**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	22	0.3	\$1,174	0.3	\$39,638
10110	19	0.3	\$801	0.2	\$20,786
10111	18	0.3	2,574	0.7	72,494
10118	39	0.6	3,170	0.8	31,904
10119	56	0.9	2,032	0.5	28,438
10128	32	0.5	531	0.1	411
10151	18	0.3	854	0.2	31,501
10152	23	0.4	2,038	0.5	74,834
10153	22	0.3	3,029	0.8	75,355
10155	17	0.3	416	0.1	20,055
10158	14	0.2	1,068	0.3	48,735
10165	38	0.6	1,178	0.3	25,957
10166	16	0.2	3,305	0.8	108,712
10167	15	0.2	2,586	0.7	113,049
10169	20	0.3	1,460	0.4	35,019
10170	18	0.3	462	0.1	23,441
10171	18	0.3	1,261	0.3	73,159
10172	15	0.2	1,819	0.5	79,867
10173	14	0.2	1,058	0.3	19,808
10174	19	0.3	843	0.2	31,226
10175	22	0.3	521	0.1	21,330
10176	18	0.3	631	0.2	24,157
10271	14	0.2	576	0.1	25,332
10279	11	0.2	363	0.1	35,761
10281	26	0.4	5,818	1.5	85,698
Other/Not Available	369	5.6	38,667	9.9	29,213
TOTAL	6,539	100.0 %	\$391,966	100.0 %	\$24,431

**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	6,539	85.7 %	\$391,966	46.0 %	\$24,431
2	635	8.3	121,363	14.2	71,669
3	170	2.2	59,658	7.0	138,657
4	104	1.4	54,464	6.4	204,917
5	39	0.5	26,674	3.1	421,106
6	28	0.4	26,641	3.1	548,793
7	16	0.2	14,508	1.7	732,316
8	23	0.3	15,373	1.8	484,751
9	14	0.2	11,935	1.4	420,507
10 - 13	27	0.4	26,541	3.1	599,377
14 - 20	12	0.2	26,138	3.1	2,373,862
21+	25	0.3	76,891	9.0	1,725,038
TOTAL	7,632	100.0 %	\$852,151	100.0 %	\$28,392

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**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	1,408	21.5 %	1,408	21.5 %	\$107,960	27.5 %	\$33,013	\$33,013
Real Estate	290	4.4	290	4.4	22,405	5.7	27,782	27,782
Services	3,003	45.9	3,003	45.9	175,016	44.7	22,557	22,557
Information	403	6.2	403	6.2	27,204	6.9	26,365	26,365
Trade	982	15.0	982	15.0	39,301	10.0	20,280	20,280
Manufacturing	240	3.7	240	3.7	14,263	3.6	26,740	26,740
Other	213	3.3	213	3.3	5,818	1.5	19,611	19,611
TOTAL	6,539	100.0 %	6,539	100.0 %	\$391,966	100.0 %	\$24,431	\$24,431

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	196	17.9 %	974	20.8 %	\$124,392	27.0 %	\$171,622	\$63,229
Real Estate	36	3.3	189	4.0	15,829	3.4	161,388	51,318
Services	307	28.1	1,202	25.6	85,180	18.5	97,769	21,480
Information	122	11.2	487	10.4	67,728	14.7	188,920	51,429
Trade	364	33.3	1,563	33.3	144,005	31.3	119,588	39,906
Manufacturing	51	4.7	199	4.2	19,833	4.3	113,505	30,110
Other	17	1.6	76	1.6	3,219	0.7	44,378	25,821
TOTAL	1,093	100.0 %	4,690	100.0 %	\$460,185	100.0 %	\$119,549	\$37,379

Industry	All Taxpayers						Median Taxpayer Liability	Median Premises Liability
	Taxpayers	% of Total	Premises	% of Total	Taxpayer Liability (000)	% of Total		
Finance and Insurance	1,604	21.0 %	2,382	21.2 %	\$232,352	27.3 %	\$37,970	\$41,641
Real Estate	326	4.3	479	4.3	38,234	4.5	32,075	37,077
Services	3,310	43.4	4,205	37.4	260,196	30.5	25,147	22,187
Information	525	6.9	890	7.9	94,932	11.1	38,020	37,854
Trade	1,346	17.6	2,545	22.7	183,305	21.5	27,721	29,027
Manufacturing	291	3.8	439	3.9	34,096	4.0	32,591	27,321
Other	230	3.0	289	2.6	9,036	1.1	20,400	23,125
TOTAL	7,632	100.0 %	11,229	100.0 %	\$852,151	100.0 %	\$28,392	\$28,080

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**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	475	4.2 %	\$2,189	0.3 %	\$4,262
\$250,000 - \$274,999	437	3.9	1,017	0.1	1,168
\$275,000 - \$299,999	427	3.8	2,265	0.3	6,374
\$300,000 - \$349,999	802	7.1	6,300	0.7	11,918
\$350,000 - \$399,999	679	6.0	6,587	0.8	14,031
\$400,000 - \$449,999	608	5.4	7,145	0.8	16,072
\$450,000 - \$499,999	528	4.7	7,072	0.8	18,061
\$500,000 - \$549,999	453	4.0	8,159	1.0	20,076
\$550,000 - \$599,999	373	3.3	8,347	1.0	22,318
\$600,000 - \$699,999	700	6.2	17,722	2.1	25,403
\$700,000 - \$799,999	553	4.9	16,120	1.9	29,119
\$800,000 - \$899,999	417	3.7	13,812	1.6	33,036
\$900,000 - \$999,999	433	3.9	16,000	1.9	37,064
\$1,000,000 - \$1,499,999	1,259	11.2	60,451	7.1	47,803
\$1,500,000 - \$1,999,999	714	6.4	48,223	5.7	67,107
\$2,000,000 - \$2,999,999	881	7.8	84,304	9.9	95,258
\$3,000,000 - \$3,999,999	389	3.5	52,228	6.1	132,808
\$4,000,000 - \$4,999,999	214	1.9	37,403	4.4	173,673
\$5,000,000 - \$9,999,999	516	4.6	136,635	16.0	246,815
\$10,000,000 and Over	371	3.3	320,171	37.6	675,710
TOTAL	11,229	100.0 %	\$852,151	100.0 %	\$28,080

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 2021**

**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 \$250,000 ¹	178	2.7 %	\$908	0.2 %	\$4,713
\$250,000 - \$274,999	323	4.9	648	0.2	142
\$275,000 - \$299,999	288	4.4	1,141	0.3	0
\$300,000 - \$349,999	560	8.6	3,408	0.9	4,147
\$350,000 - \$399,999	454	6.9	3,482	0.9	8,274
\$400,000 - \$449,999	438	6.7	4,429	1.1	15,748
\$450,000 - \$499,999	365	5.6	4,206	1.1	17,787
\$500,000 - \$549,999	305	4.7	5,182	1.3	19,878
\$550,000 - \$599,999	234	3.6	5,238	1.3	22,345
\$600,000 - \$699,999	458	7.0	11,586	3.0	25,261
\$700,000 - \$799,999	343	5.2	10,002	2.6	29,119
\$800,000 - \$899,999	255	3.9	8,425	2.1	32,969
\$900,000 - \$999,999	240	3.7	8,828	2.3	36,872
\$1,000,000 - \$1,499,999	685	10.5	32,668	8.3	47,290
\$1,500,000 - \$1,999,999	373	5.7	24,982	6.4	66,213
\$2,000,000 - \$2,999,999	376	5.8	35,764	9.1	93,827
\$3,000,000 - \$3,999,999	195	3.0	26,142	6.7	132,396
\$4,000,000 - \$4,999,999	114	1.7	20,052	5.1	174,250
\$5,000,000 - \$9,999,999	199	3.0	54,668	13.9	264,976
\$10,000,000 and Over	156	2.4	130,209	33.2	657,586
TOTAL	6,539	100.0 %	\$391,966	100.0 %	\$24,431

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 2021**

**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	297	6.3 %	\$1,281	0.3 %	\$3,942
\$250,000 - \$274,999	114	2.4	369	0.1	2,243
\$275,000 - \$299,999	139	3.0	1,124	0.2	8,480
\$300,000 - \$349,999	242	5.2	2,892	0.6	12,473
\$350,000 - \$399,999	225	4.8	3,105	0.7	14,582
\$400,000 - \$449,999	170	3.6	2,716	0.6	16,531
\$450,000 - \$499,999	163	3.5	2,866	0.6	18,467
\$500,000 - \$549,999	148	3.2	2,978	0.6	20,406
\$550,000 - \$599,999	139	3.0	3,109	0.7	22,317
\$600,000 - \$699,999	242	5.2	6,136	1.3	25,612
\$700,000 - \$799,999	210	4.5	6,118	1.3	29,144
\$800,000 - \$899,999	162	3.5	5,387	1.2	33,188
\$900,000 - \$999,999	193	4.1	7,171	1.6	37,490
\$1,000,000 - \$1,499,999	574	12.2	27,784	6.0	48,649
\$1,500,000 - \$1,999,999	341	7.3	23,241	5.1	67,861
\$2,000,000 - \$2,999,999	505	10.8	48,540	10.5	97,225
\$3,000,000 - \$3,999,999	194	4.1	26,087	5.7	132,884
\$4,000,000 - \$4,999,999	100	2.1	17,351	3.8	172,315
\$5,000,000 - \$9,999,999	317	6.8	81,967	17.8	236,166
\$10,000,000 and Over	215	4.6	189,962	41.3	679,174
TOTAL	4,690	100.0 %	\$460,185	100.0 %	\$37,379

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 2021**

**Table 11
DISTRIBUTION OF PREMISES BY INDUSTRY**

Industry	Premises	% of Total	Liability (000)	% of Total	Median Premises Liability
FINANCE & INSURANCE	2,382	21.2 %	\$232,352	27.3 %	\$41,641
Commercial Banking	698	6.2	73,290	8.6	65,877
Other Credit Intermediation	77	0.7	5,897	0.7	29,982
Funds and Trusts	50	0.4	2,596	0.3	36,054
Insurance	190	1.7	18,849	2.2	40,378
Securities/Commodities	1,367	12.2	131,719	15.5	34,001
REAL ESTATE	479	4.3	38,234	4.5	37,077
SERVICES	4,205	37.4	260,196	30.5	22,187
Legal Services	610	5.4	90,329	10.6	36,698
Accounting	137	1.2	18,583	2.2	23,606
Holding Companies	63	0.6	3,148	0.4	27,342
Prof./Tech./Managerial	1,449	12.9	88,667	10.4	26,350
Accommodations	20	0.2	1,483	0.2	41,461
Amusement	108	1.0	3,539	0.4	18,564
Food Services	712	6.3	12,157	1.4	14,562
Performing Arts/Museums	109	1.0	7,005	0.8	25,150
Administrative Support	195	1.7	10,834	1.3	27,594
Education	107	1.0	4,747	0.6	25,654
Health Care	203	1.8	5,455	0.6	16,585
Personal Services	336	3.0	7,547	0.9	18,332
Rental/Leasing	98	0.9	2,861	0.3	15,479
Miscellaneous Other	58	0.5	3,842	0.5	30,197
INFORMATION	890	7.9	94,932	11.1	37,854
Broadcasting/Telecom	305	2.7	33,647	3.9	51,776
Information Services/Data	251	2.2	34,132	4.0	32,969
Movies/Video/Sound	154	1.4	12,163	1.4	21,750
Publishing	180	1.6	14,990	1.8	29,795
TRADE	2,545	22.7	183,305	21.5	29,027
Durable Wholesale	336	3.0	15,172	1.8	19,258
Non-Durable Wholesale	440	3.9	24,576	2.9	25,562
Retail	1,769	15.8	143,558	16.8	33,975
MANUFACTURING	439	3.9	34,096	4.0	27,321
Textiles/Apparel/Leather	149	1.3	7,096	0.8	21,450
Food/Beverage	34	0.3	2,283	0.3	22,598
Printing	15	0.1	402	0.0	28,373
Other Manufacturing	241	2.1	24,315	2.9	32,962
OTHER	289	2.6	9,036	1.1	23,125
Construction	76	0.7	2,706	0.3	23,035
Transportation	90	0.8	3,807	0.4	25,821
Not Available/Other	123	1.1	2,524	0.3	16,875
TOTAL	11,229	100.0 %	\$852,151	100.0 %	\$28,080

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**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	390	\$2,595	175	\$2,281	138	\$2,774
Real Estate	91	598	44	502	35	734
Services	1,313	8,238	521	6,099	363	7,070
Information	191	1,268	80	1,194	49	1,016
Trade	648	4,277	223	2,790	178	3,654
Manufacturing	104	791	56	880	33	670
Other	83	591	37	471	30	589
TOTAL	2,820	\$18,357	1,136	\$14,217	826	\$16,506

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	130	\$3,275	113	\$3,304	187	\$6,486
Real Estate	24	605	22	640	32	1,143
Services	262	6,643	225	6,556	301	10,502
Information	35	880	33	957	86	3,101
Trade	163	4,121	125	3,642	192	6,765
Manufacturing	25	635	19	556	38	1,329
Other	61	1,563	16	464	14	486
TOTAL	700	\$17,722	553	\$16,120	850	\$29,812

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	494	\$27,494	755	\$184,143	2,382	\$232,352
Real Estate	130	7,188	101	26,824	479	38,234
Services	616	32,832	604	182,256	4,205	260,196
Information	185	10,623	231	75,893	890	94,932
Trade	453	25,274	563	132,782	2,545	183,305
Manufacturing	67	3,756	97	25,479	439	34,096
Other	28	1,507	20	3,364	289	9,036
TOTAL	1,973	\$108,674	2,371	\$630,742	11,229	\$852,151

**COMMERCIAL RENT TAX
TAX YEAR 2021**

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

Zip Code	Premises	% of Total	Liability (000)	% of Total	Median Premises Liability
10001	666	5.9 %	\$52,523	6.2 %	\$24,164
10002	64	0.6	1,835	0.2	17,033
10003	341	3.0	18,116	2.1	27,680
10004	185	1.6	8,631	1.0	21,734
10005	196	1.7	13,466	1.6	27,167
10006	93	0.8	4,185	0.5	16,627
10007	97	0.9	6,631	0.8	32,885
10009	23	0.2	674	0.1	26,596
10010	388	3.5	25,342	3.0	24,080
10011	372	3.3	23,085	2.7	25,452
10012	394	3.5	18,550	2.2	25,573
10013	363	3.2	22,286	2.6	23,244
10014	229	2.0	17,398	2.0	28,406
10016	570	5.1	24,149	2.8	23,524
10017	846	7.5	61,109	7.2	27,439
10018	660	5.9	32,021	3.8	23,122
10019	749	6.7	79,057	9.3	30,936
10020	146	1.3	22,490	2.6	48,895
10021	157	1.4	8,924	1.0	27,879
10022	1,237	11.0	106,635	12.5	29,972
10023	154	1.4	6,954	0.8	23,394
10024	80	0.7	3,054	0.4	22,287
10025	41	0.4	1,120	0.1	21,464
10028	105	0.9	3,886	0.5	20,704
10036	621	5.5	69,645	8.2	39,141
10038	119	1.1	5,731	0.7	24,933
10041	13	0.1	1,394	0.2	61,236
10055	13	0.1	1,939	0.2	60,909
10065	173	1.5	8,896	1.0	26,937
10075	66	0.6	2,351	0.3	14,777
10103	12	0.1	2,763	0.3	75,392
10104	27	0.2	6,116	0.7	89,083
10105	34	0.3	4,984	0.6	55,682
10106	24	0.2	1,673	0.2	39,638

(continued)

**COMMERCIAL RENT TAX
TAX YEAR 2021**

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

Zip Code	Premises	% of Total	Liability (000)	% of Total	Median Premises Liability
10107	10	0.1	\$539	0.1	\$20,630
10110	24	0.2	1,371	0.2	21,811
10111	22	0.2	3,029	0.4	63,200
10112	18	0.2	4,783	0.6	89,622
10118	55	0.5	5,040	0.6	31,904
10119	79	0.7	3,560	0.4	27,510
10120	20	0.2	1,869	0.2	51,179
10123	12	0.1	160	0.0	2,733
10128	61	0.5	1,307	0.2	14,341
10151	26	0.2	1,346	0.2	34,556
10152	27	0.2	2,983	0.4	55,672
10153	29	0.3	8,038	0.9	87,792
10154	11	0.1	4,867	0.6	129,109
10155	22	0.2	523	0.1	19,781
10158	16	0.1	1,223	0.1	48,735
10165	43	0.4	1,248	0.1	23,758
10166	29	0.3	7,376	0.9	95,872
10167	27	0.2	4,069	0.5	112,968
10168	14	0.1	620	0.1	28,151
10169	26	0.2	1,711	0.2	34,290
10170	27	0.2	851	0.1	23,471
10171	26	0.2	2,791	0.3	71,182
10172	24	0.2	2,509	0.3	77,349
10173	18	0.2	1,439	0.2	19,808
10174	22	0.2	911	0.1	31,070
10175	28	0.2	715	0.1	22,253
10176	19	0.2	637	0.1	21,412
10177	12	0.1	563	0.1	37,078
10178	18	0.2	2,810	0.3	56,388
10271	19	0.2	869	0.1	29,105
10279	11	0.1	363	0.0	35,761
10281	51	0.5	8,924	1.0	50,895
10282	13	0.1	1,647	0.2	73,464
Other/Not Available	1,112	9.9	103,850	12.2	46,664
TOTAL	11,229	100.0%	\$852,151	100.0%	\$28,080

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**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	186	\$1,110	76	\$984	116	\$2,682	56	\$1,890
10003	80	483	47	706	56	1,270	54	1,853
10004	58	443	20	256	33	736	18	600
10005	46	313	24	336	35	824	21	693
10010	110	719	40	515	86	2,039	39	1,327
10011	100	731	48	580	50	1,104	39	1,309
10012	116	773	39	483	71	1,702	48	1,633
10013	108	592	44	485	63	1,461	25	844
10014	62	472	20	260	35	851	23	777
10016	162	1,095	65	741	110	2,539	60	2,027
10017	207	1,303	87	1,090	146	3,396	93	3,138
10018	190	1,403	89	1,243	127	2,995	58	1,950
10019	177	947	80	852	105	2,365	64	2,186
10020	20	101	14	149	16	388	12	410
10021	44	262	12	171	25	604	20	687
10022	285	1,931	116	1,325	210	4,917	124	4,198
10023	52	390	16	156	25	572	17	571
10028	26	151	17	185	22	447	15	502
10036	122	744	51	665	90	2,086	47	1,565
10065	39	185	25	236	29	639	16	559

(continued)

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**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	104	\$5,892	128	\$39,966	666	\$52,523
10003	51	2,593	53	11,211	341	\$18,116
10004	35	1,908	21	4,689	185	\$8,631
10005	44	2,415	26	8,884	196	\$13,466
10010	65	3,543	48	17,200	388	\$25,342
10011	69	3,682	66	15,679	372	\$23,085
10012	60	3,335	60	10,623	394	\$18,550
10013	56	3,161	67	15,743	363	\$22,286
10014	43	2,302	43	12,735	226	\$17,398
10016	103	5,557	70	12,191	570	\$24,149
10017	144	7,931	169	44,250	846	\$61,109
10018	105	5,651	91	18,779	660	\$32,021
10019	146	8,157	177	64,551	749	\$79,057
10020	30	1,602	54	19,839	146	\$22,490
10021	38	2,056	18	5,144	157	\$8,924
10022	223	12,426	279	81,837	1,237	\$106,635
10023	17	930	27	4,335	154	\$6,954
10028	14	801	11	1,800	105	\$3,886
10036	108	5,814	203	58,772	621	\$69,645
10065	28	1,646	36	5,631	173	\$8,896

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**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	53	\$432	21	\$341	33	\$771	25	845
10003	32	313	20	315	25	602	26	886
10011	49	431	22	373	27	614	21	714
10012	48	428	16	289	34	829	27	909
10013	40	282	19	307	26	600	14	481
10017	48	495	13	212	31	744	30	1,023
10018	46	423	20	332	35	829	19	650
10019	50	414	19	320	30	721	23	789
10022	83	775	18	288	50	1,192	34	1,140

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	\$2,636	79	\$28,908	256	\$33,932
10003	28	1,357	36	8,773	167	12,246
10011	43	2,401	47	12,232	209	16,765
10012	40	2,283	50	8,711	215	13,449
10013	34	1,950	48	10,976	181	14,597
10017	55	3,151	68	20,934	245	26,559
10018	27	1,370	33	8,449	180	12,053
10019	54	3,055	74	30,622	250	35,921
10022	69	3,908	141	47,641	395	54,944

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**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	\$6,512	\$43,006	10001	25	\$1,884	\$29,950
10002	15	305	17,353	10010	12	316	23,778
10003	40	1,728	31,013	10011	21	2,029	42,159
10004	30	1,634	24,409	10016	34	2,207	44,721
10005	57	8,320	33,149	10017	44	3,104	33,980
10006	18	973	23,640	10018	23	1,275	32,818
10007	18	1,120	40,177	10019	51	2,003	34,995
10010	46	6,797	27,100	10022	69	3,786	29,617
10011	30	2,281	23,238	10036	22	2,109	52,732
10012	13	570	25,547	Services			
10013	32	3,577	51,841	10001	275	15,974	18,179
10014	20	973	23,902	10002	25	404	11,857
10016	64	2,700	31,399	10003	143	4,576	19,029
10017	258	17,119	32,304	10004	108	5,370	21,664
10018	72	6,594	38,146	10005	97	3,991	23,361
10019	232	27,711	40,896	10006	56	2,509	13,295
10020	51	6,588	48,898	10007	45	2,734	25,570
10022	457	33,052	32,629	10010	180	7,154	21,043
10023	10	463	38,554	10011	138	4,881	18,203
10028	10	364	26,371	10012	104	2,738	15,272
10036	140	11,373	46,534	10013	138	6,697	18,295
10038	29	1,180	27,165	10014	102	7,546	22,467
10065	25	1,225	41,565	10016	266	10,663	21,080
10104	11	3,165	89,083	10017	345	24,796	24,245
10105	18	3,891	74,783	10018	246	9,674	20,796
10106	14	585	37,771	10019	286	26,082	21,757
10111	11	1,648	47,963	10020	51	9,825	48,592
10118	10	631	16,328	10021	56	1,310	17,716
10151	14	687	23,778	10022	353	28,519	27,018
10152	13	2,276	120,880	10023	52	1,040	13,004
10153	18	3,217	118,152	10024	43	1,255	15,916
10165	14	438	18,619	10025	22	443	18,987
10166	12	2,822	68,538	10028	43	642	15,564
10167	16	2,912	123,714	10036	259	26,736	29,201
10170	10	396	23,441	10038	56	3,077	22,214
10171	16	2,254	79,856	10065	57	1,494	15,641
10172	15	1,917	83,862	10075	25	1,111	12,236
10178	10	470	36,890	10105	12	\$871	\$52,466
10281	13	3,944	222,576	10110	11	528	26,585
				10118	26	2,900	31,495

(continued)

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**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	46	1,918	26,871	10013	115	4,326	21,600
10128	34	595	11,018	10014	61	3,904	29,435
10158	11	690	61,615	10016	94	3,411	21,875
10165	20	465	24,187	10017	117	8,242	26,253
10166	10	3,081	133,603	10018	197	8,215	22,538
10169	17	862	35,499	10019	106	14,700	44,311
10170	11	261	21,568	10020	21	2,273	38,073
10174	11	492	26,739	10021	78	6,464	35,877
10175	12	312	21,773	10022	262	28,900	32,894
10271	11	492	37,491	10023	55	2,934	28,759
10281	16	2,945	85,697	10024	28	1,390	40,693
Information				10028	44	2,433	29,657
10001	65	5,719	49,511	10036	98	12,670	56,704
10003	31	5,359	40,695	10038	11	813	33,540
10004	25	723	19,775	10065	78	5,441	35,043
10005	15	277	17,953	10075	33	875	15,880
10010	44	5,286	28,470	10128	18	515	15,738
10011	52	6,209	47,784	10281	15	1,348	20,470
10012	20	1,453	42,606	Manufacturing			
10013	45	6,164	59,530	10001	31	2,285	24,087
10014	23	2,928	56,169	10010	20	1,604	27,225
10016	53	2,745	24,368	10012	30	1,367	20,672
10017	47	2,914	32,792	10013	18	896	24,191
10018	33	1,387	17,759	10016	46	2,121	23,587
10019	29	5,786	58,123	10017	20	4,618	74,640
10022	28	8,494	37,489	10018	65	3,364	24,122
10023	19	1,956	48,167	10019	21	\$2,822	\$42,541
10036	69	15,065	60,061	10022	35	\$3,263	\$26,250
10038	14	481	32,051	10036	17	\$1,290	\$50,130
10118	10	1,005	34,943	Other			
Trade				10001	23	759	22,945
10001	192	19,434	30,124	10016	16	434	22,329
10002	19	961	29,686	10017	18	418	15,531
10003	106	5,860	31,483	10018	22	1,436	23,485
10005	12	426	32,527	10019	25	586	15,155
10007	23	1,510	45,579	10022	34	665	18,937
10010	82	4,068	25,807	10036	17	523	16,943
10011	122	7,442	33,612				
10012	212	11,763	29,412				

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**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				Information			
10001	29	\$4,629	\$58,162	10001	30	4,229	73,573
10002	14	296	17,568	10003	15	4,213	52,028
10003	25	1,081	29,562	10010	15	2,945	67,736
10004	14	917	22,555	10011	28	4,631	63,393
10005	14	1,010	30,385	10013	29	4,452	70,740
10007	17	1,109	41,116	10016	22	1,697	43,033
10010	18	5,829	60,222	10017	20	1,573	44,015
10011	20	1,762	23,238	10036	36	12,072	85,345
10013	26	3,299	63,038	Trade			
10016	28	1,228	35,080	10001	100	16,799	63,737
10017	67	5,574	38,616	10003	68	4,611	38,711
10018	30	4,081	44,242	10007	20	1,455	50,907
10019	64	13,335	58,246	10010	39	2,770	31,124
10022	105	13,299	54,551	10011	84	5,571	36,679
10036	39	3,650	54,314	10012	147	9,896	34,179
Services				10013	58	2,947	24,297
10001	72	5,381	18,593	10014	50	3,411	28,241
10003	48	1,908	18,784	10016	36	1,485	26,986
10004	33	2,495	21,595	10017	59	5,663	51,850
10005	19	1,105	27,787	10018	66	4,155	24,981
10007	20	1,856	20,436	10019	72	11,753	64,305
10010	69	3,531	21,888	10020	17	2,216	66,991
10011	60	2,956	19,299	10021	49	3,957	39,345
10012	24	849	18,572	10022	170	24,938	51,764
10013	46	2,683	20,330	10023	48	2,633	30,828
10014	35	1,364	18,662	10024	21	1,223	49,545
10016	72	2,733	16,587	10028	34	2,309	34,986
10017	71	8,017	26,787	10036	58	10,184	86,183
10018	54	1,600	23,021	10065	46	4,221	59,636
10019	84	6,828	21,635	10075	17	722	25,272
10020	15	2,982	63,267	Manufacturing			
10021	23	534	18,456	10012	20	1,038	24,219
10022	72	6,669	26,939	10022	19	908	27,055
10023	25	548	16,855				
10024	18	481	19,044				
10028	14	281	18,589				
10036	62	7,049	28,417				
10038	15	1,664	25,740				
10065	19	885	19,849				
10119	12	846	21,736				

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**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	215	14.7 %	\$886	12.1 %	\$0	\$2,102	13.2 %	\$11,015
Commercial Banking	*	*	*	*	*	*	*	*
Other Credit Intermediation	*	*	*	*	*	*	*	*
Funds and Trusts	*	*	*	*	*	*	*	*
Insurance	*	*	*	*	*	*	*	*
Securities/Commodities	193	13.2	774	10.5	0	1,841	11.6	10,823
REAL ESTATE	61	4.2	338	4.6	0	686	4.3	12,246
SERVICES	787	53.8	2,334	31.8	0	8,524	53.7	12,191
Legal Services	92	6.3	335	4.6	0	930	5.9	10,759
Accounting	25	1.7	83	1.1	601	243	1.5	10,544
Holding Companies	*	*	*	*	*	*	*	*
Prof./Tech./Managerial	213	14.6	810	11.0	0	2,138	13.5	10,775
Accommodations	*	*	*	*	*	*	*	*
Amusement	*	*	*	*	*	*	*	*
Food Services	202	13.8	259	3.5	0	2,294	14.4	12,639
Performing Arts/Museums	22	1.5	254	3.5	1,403	224	1.4	12,333
Administrative Support	24	1.6	75	1.0	0	261	1.6	12,109
Education	14	1.0	29	0.4	0	166	1.0	11,899
Health Care	59	4.0	202	2.7	0	662	4.2	12,432
Personal Services	102	7.0	157	2.1	0	1,218	7.7	13,561
Rental/Leasing	*	*	*	*	*	*	*	*
Miscellaneous Other	*	*	*	*	*	*	*	*
INFORMATION	51	3.5	228	3.1	142	520	3.3	10,985
Broadcasting/Telecom	*	*	*	*	*	*	*	*
Information Services/Data	19	1.3	108	1.5	142	177	1.1	9,931
Movies/Video/Sound	*	*	*	*	*	*	*	*
Publishing	14	1.0	39	0.5	0	159	1.0	13,245
TRADE	273	18.7	2,459	33.5	0	3,105	19.6	12,402
Durable Wholesale	65	4.4	172	2.3	0	684	4.3	11,975
Non-Durable Wholesale	37	2.5	427	5.8	0	382	2.4	11,700
Retail	171	11.7	1,861	25.4	0	2,039	12.8	12,870
MANUFACTURING	34	2.3	797	10.9	0	413	2.6	12,797
Textiles/Apparel/Leather	*	*	*	*	*	*	*	*
Food/Beverage	*	*	*	*	*	*	*	*
Printing	*	*	*	*	*	*	*	*
Other Manufacturing	19	1.3	793	10.8	0	239	1.5	13,154
OTHER	41	2.8	296	4.0	0	524	3.3	13,139
Construction	*	*	*	*	*	*	*	*
Transportation	*	*	*	*	*	*	*	*
Not Available/Other	26	1.8	13	0.2	0	334	2.1	13,241
TOTAL	1,462	100.0 %	\$7,339	100.0 %	\$0	\$15,874	100.0 %	\$12,191

*Numbers cannot be revealed due to confidentiality restrictions.

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**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	215	14.7 %	215	14.5 %	\$745	21.5 %	\$0	\$2,102	13.2 %	\$11,015
Commercial Banking	*	*	*	*	*	*	*	*	*	*
Other Credit Intermediation	*	*	*	*	*	*	*	*	*	*
Funds and Trusts	*	*	*	*	*	*	*	*	*	*
Insurance	*	*	*	*	*	*	*	*	*	*
Securities/Commodities	193	13.2	193	13.0	668	19.3	0	1,841	11.6	10,823
REAL ESTATE	61	4.2	62	4.2	175	5.0	0	686	4.3	12,246
SERVICES	787	53.8	798	53.7	1,783	51.5	0	8,524	53.7	12,191
Legal Services	92	6.3	92	6.2	335	9.7	0	930	5.9	10,759
Accounting	25	1.7	25	1.7	83	2.4	601	243	1.5	10,544
Holding Companies	*	*	*	*	*	*	*	*	*	*
Prof./Tech./Managerial	213	14.6	220	14.8	645	18.6	0	2,138	13.5	10,775
Accommodations	*	*	*	*	*	*	*	*	*	*
Amusement	*	*	*	*	*	*	*	*	*	*
Food Services	202	13.8	202	13.6	194	5.6	0	2,294	14.4	12,639
Performing Arts/Museums	22	1.5	22	1.5	65	1.9	696	224	1.4	12,333
Administrative Support	24	1.6	24	1.6	75	2.2	0	261	1.6	12,109
Education	14	1.0	14	0.9	29	0.8	0	166	1.0	11,899
Health Care	59	4.0	62	4.2	132	3.8	0	662	4.2	12,432
Personal Services	102	7.0	102	6.9	157	4.5	0	1,218	7.7	13,561
Rental/Leasing	*	*	*	*	*	*	*	*	*	*
Miscellaneous Other	*	*	*	*	*	*	*	*	*	*
INFORMATION	51	3.5	52	3.5	166	4.8	0	520	3.3	10,985
Broadcasting/Telecom	*	*	*	*	*	*	*	*	*	*
Information Services/Data	19	1.3	20	1.3	46	1.3	0	177	1.1	9,931
Movies/Video/Sound	*	*	*	*	*	*	*	*	*	*
Publishing	14	1.0	14	0.9	39	1.1	0	159	1.0	13,245
TRADE	273	18.7	282	19.0	489	14.1	0	3,105	19.6	12,402
Durable Wholesale	65	4.4	67	4.5	144	4.2	0	684	4.3	11,975
Non-Durable Wholesale	37	2.5	37	2.5	117	3.4	0	382	2.4	11,700
Retail	171	11.7	178	12.0	228	6.6	0	2,039	12.8	12,870
MANUFACTURING	34	2.3	35	2.4	69	2.0	0	413	2.6	12,797
Textiles/Apparel/Leather	*	*	*	*	*	*	*	*	*	*
Food/Beverage	*	*	*	*	*	*	*	*	*	*
Printing	*	*	*	*	*	*	*	*	*	*
Other Manufacturing	19	1.3	20	1.3	65	1.9	0	239	1.5	13,154
OTHER	41	2.8	43	2.9	38	1.1	0	524	3.3	13,139
Construction	*	*	*	*	*	*	*	*	*	*
Transportation	*	*	*	*	*	*	*	*	*	*
Not Available/Other	26	1.8	26	1.7	13	0.4	0	334	2.1	13,241
TOTAL	1,462	100.0 %	1,487	100.0 %	\$3,463	100.0 %	\$0	\$15,874	100.0 %	\$12,191

*Numbers cannot be revealed due to confidentiality restrictions.

**COMMERCIAL RENT TAX
TAX YEAR 2021**

**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	197	13.2 %	\$63	1.8 %	\$0	\$572	3.6 %	\$2,624
\$275,000 - \$299,999	192	12.9	144	4.1	0	1,453	9.2	7,719
\$300,000 - \$349,999	344	23.1	509	14.7	0	3,831	24.1	12,316
\$350,000 - \$399,999	255	17.1	375	10.8	0	3,339	21.0	14,267
\$400,000 - \$449,999	203	13.7	435	12.6	0	2,894	18.2	16,068
\$450,000 - \$499,999	168	11.3	412	11.9	0	2,697	17.0	18,015
\$500,000 - \$549,999	128	8.6	1,526	44.1	13,206	1,087	6.8	7,135
TOTAL	1,487	100 %	\$3,463	100 %	\$0	\$15,874	100 %	\$12,140

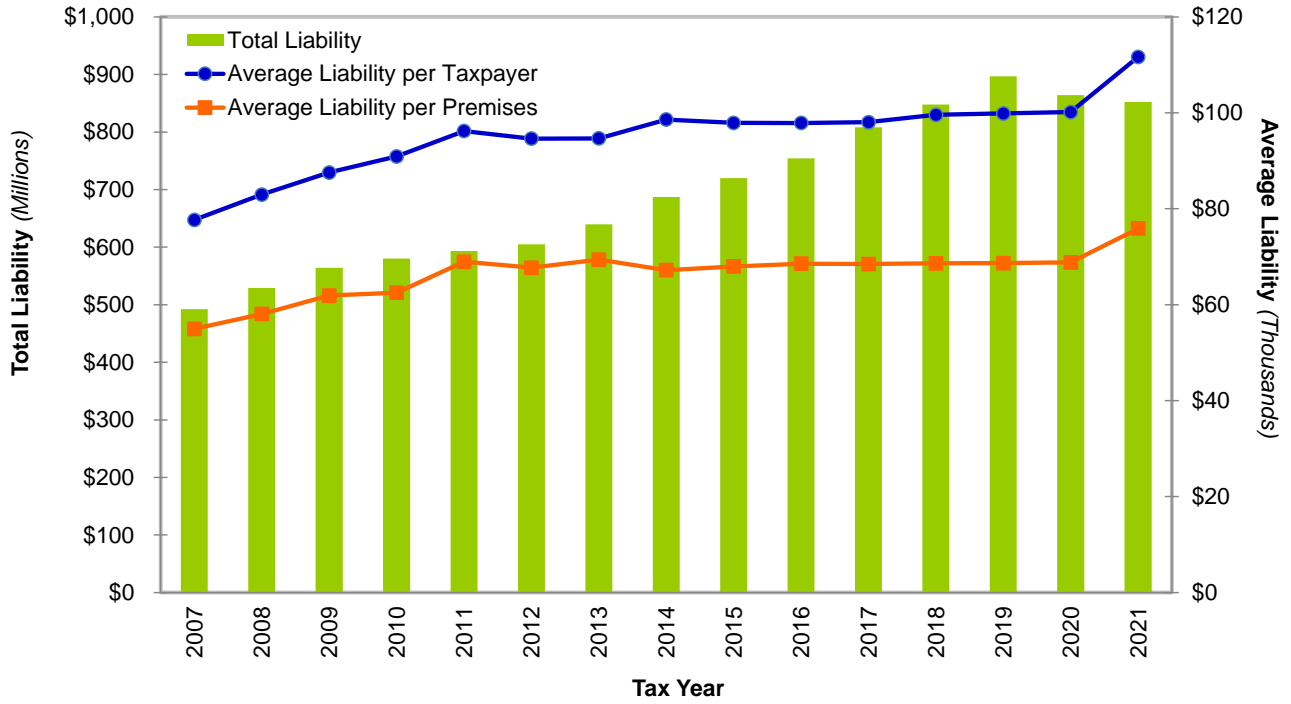
**COMMERCIAL RENT TAX
TAX YEAR 2021**

**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	108	7.3 %	\$294	8.5 %	\$0	\$1,104	7.0 %	\$12,068
10002	14	0.9	4	0.1	0	116	0.7	8,310
10003	49	3.3	116	3.3	0	545	3.4	12,655
10004	28	1.9	79	2.3	110	284	1.8	10,921
10005	23	1.5	125	3.6	3,355	223	1.4	10,588
10006	25	1.7	76	2.2	0	240	1.5	10,763
10010	56	3.8	107	3.1	0	604	3.8	11,589
10011	55	3.7	88	2.5	0	666	4.2	12,934
10012	59	4.0	109	3.2	0	611	3.8	11,700
10013	69	4.6	151	4.4	0	735	4.6	12,396
10014	24	1.6	45	1.3	0	242	1.5	12,201
10016	87	5.9	187	5.4	0	987	6.2	12,073
10017	129	8.7	342	9.9	0	1,318	8.3	11,451
10018	96	6.5	319	9.2	140	879	5.5	9,318
10019	115	7.7	239	6.9	0	1,323	8.3	12,861
10020	14	0.9	22	0.6	0	147	0.9	10,223
10021	21	1.4	7	0.2	0	230	1.4	13,310
10022	177	11.9	598	17.3	0	1,856	11.7	12,070
10023	22	1.5	15	0.4	0	295	1.9	13,141
10024	15	1.0	33	0.9	0	142	0.9	7,143
10028	23	1.5	28	0.8	0	286	1.8	13,390
10036	70	4.7	158	4.6	0	706	4.4	11,859
10038	19	1.3	53	1.5	561	163	1.0	8,654
10065	37	2.5	42	1.2	0	445	2.8	12,630
10075	20	1.3	16	0.5	0	205	1.3	12,005
10128	18	1.2	1	0.0	0	248	1.6	13,775
Other/Not Available	114	7.7	209	6.0	0	1,276	8.0	12,832
TOTAL	1,487	100.0 %	\$3,463	100.0 %	\$0	\$15,874	100.0 %	\$12,140

COMMERCIAL RENT TAX

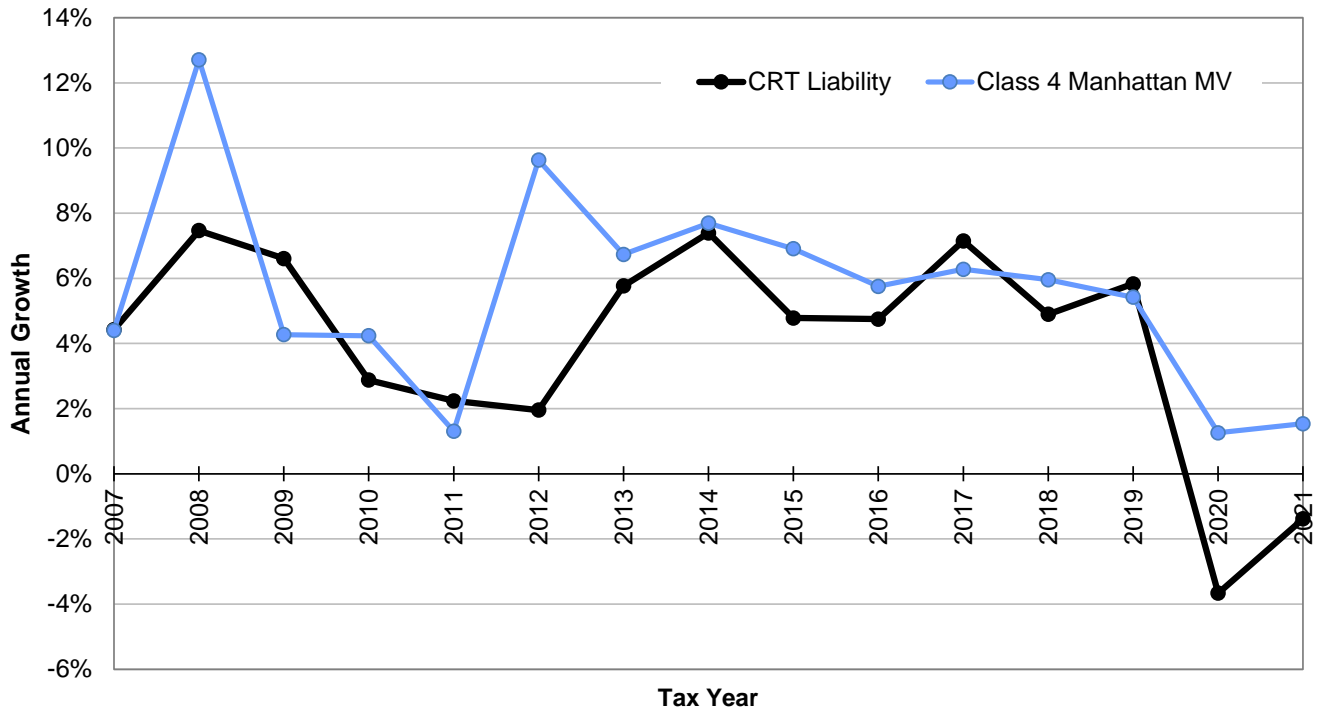
Figure 1
TAXPAYER AND PREMISES LIABILITY
TY 2007 – TY 2021



COMMERCIAL RENT TAX

Figure 2
ANNUAL GROWTH OF CRT LIABILITY COMPARED TO
MANHATTAN COMMERCIAL MARKET VALUE
TY 2007 – TY 2021

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 TY 1999 that the year-over-year growth in CRT liability was negative; in that year, the effective tax rate was reduced from 4.5 percent to 3.9 percent.



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 85 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.

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 – 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.