
**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 2022

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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Table of Contents

Introduction	1
Taxpayer Distribution Tables	
Table 1: Distribution of Taxpayers by Liability	3
Table 2: Distribution of Taxpayers by Base Rent.....	4
Table 3: Distribution of Taxpayers by Base Rent for Taxpayers with Two or More Premises.....	5
Table 4: Distribution of Taxpayers by Industry	6
Table 5: Distribution of Taxpayers by Industry and Base Rent	7
Table 6: Distribution of Taxpayers by Zip Code for Taxpayers with One Premises	8
Table 7: Distribution of Taxpayers by Number of Premises per Taxpayer.....	10
Table 8: Distribution of Taxpayers and Premises by Industry and Number of Premises per Taxpayer	11
Premises Distribution Tables	
Table 9: Distribution of Premises by Base Rent	12
Table 10: Distribution of Premises by Base Rent for Taxpayers with One Premises.....	13
Table 11: Distribution of Premises by Base Rent for Taxpayers with Two or More Premises	14
Table 12: Distribution of Premises by Industry	15
Table 13: Distribution of Premises by Industry and Base Rent.....	16
Table 14: Distribution of Premises by Zip Code	17
Table 15: 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.....	19
Table 16: 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.....	21
Table 17: Distribution of Premises by Industry and Zip Code for Zip Codes with at Least Ten Premises and Ten Taxpayers Within Each Zip/Industry Combination.....	22
Table 18: 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.....	24
Small Business Tax Credit Distribution Tables	
Table 19: Distribution of Taxpayers by Industry for Taxpayers with a Small Business Credit Including all Premises	25
Table 20: Distribution of Taxpayers and Premises by Industry for Taxpayers with a Small Business Tax Credit Including Only Premises with a Small Business Tax Credit	26
Table 21: Distribution of Premises by Base Rent for Premises with a Small Business Tax Credit	27
Table 22: Distribution of Premises by Zip Code for Premises with a Small Business Tax Credit	28

Historical Information

Figure 1: Taxpayer and Premises Liability, TY 2008 - TY 2022 29

Figure 2: Annual Growth of CRT Liability Compared to Manhattan Commercial
Market Value, TY 2008 - TY 2022 30

Appendices

Appendix A: Methodology..... 31

Appendix B: Glossary of Industry Sectors..... 32

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 2022 (June 1, 2021 – May 31, 2022) 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 not subject to CRT liability or have reduced liability. These include:

- Tenants with annual rents below \$250,000
- Tenants with annual rents below \$500,000 and total income of \$5 million or less
- 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 and whose total income is \$5 million or less.

2022 Summary

CRT liability totaled \$873 million in TY 2022, an increase of 2 percent from TY 2021. There were 7,751 taxpayers with 11,340 premises. Of the 7,751 taxpayers, 6,674, or 86 percent, had only one premises; their liability was \$425 million, or 49 percent of total liability. The remaining 14 percent of taxpayers accounted for 4,666 premises (41 percent of total premises) and \$448 million of liability (51 percent of total).

Fewer than 5 percent of taxpayers accounted for 54 percent of total liability. The median taxpayer liability after credits was \$29,670. Two industry sectors, Services and Finance & Insurance, generated 59 percent of total liability.

The small business tax credit was received by 1,522 taxpayers, representing 1,565 premises. The credit totaled \$17 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 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 historical information unless specified otherwise:
NYC Office of Management and Budget. *Tax Revenue Forecasting Documentation: Tax Policy, Revenue Forecasting & Economic Analysis Task Force*, June 2022. <https://www1.nyc.gov/site/omb/publications/budget-reports.page?report=Tax%20Revenue%20Fore>

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 2022**

**Table 1
DISTRIBUTION OF TAXPAYERS BY LIABILITY**

Liability	Taxpayers	% of Total	Liability (000)	% of Total	Median Taxpayer Liability
\$0¹	1,022	13.2 %	\$0	0.0 %	\$0
\$0.01 - \$19,999	1,703	22.0	19,180	2.2	12,668
\$20,000 - \$49,999	2,437	31.4	77,076	8.8	30,332
\$50,000 - \$99,999	1,148	14.8	80,477	9.2	67,772
\$100,000 - \$249,999	796	10.3	122,689	14.0	146,002
\$250,000 - \$499,999	293	3.8	102,551	11.7	340,089
\$500,000 - \$999,999	207	2.7	143,379	16.4	671,867
\$1,000,000 - \$1,999,999	93	1.2	129,304	14.8	1,337,641
\$2,000,000 - \$4,999,999	42	0.5	120,463	13.8	2,842,236
\$5,000,000 and Over	10	0.1	78,232	9.0	6,345,391
TOTAL	7,751	100.0 %	\$873,352	100.0 %	\$29,670

1. Taxpayers with \$0 liability owe tax before credits but have no liability after credits are applied.

**COMMERCIAL RENT TAX
TAX YEAR 2022**

**Table 2
DISTRIBUTION OF TAXPAYERS BY BASE RENT**

Taxpayer Base Rent¹	Taxpayers	% of Total	Liability (000)	% of Total	Median Taxpayer Liability
Less than \$250,000²	143	1.8 %	\$709	0.1 %	\$4,721
\$250,000 - \$274,999	311	4.0	455	0.1	0
\$275,000 - \$299,999	274	3.5	1,205	0.1	2,331
\$300,000 - \$349,999	507	6.5	3,050	0.3	3,084
\$350,000 - \$399,999	483	6.2	3,341	0.4	3,895
\$400,000 - \$449,999	439	5.7	4,004	0.5	15,608
\$450,000 - \$499,999	368	4.7	4,117	0.5	17,703
\$500,000 - \$549,999	322	4.2	5,260	0.6	19,839
\$550,000 - \$599,999	275	3.5	6,092	0.7	22,369
\$600,000 - \$699,999	493	6.4	12,192	1.4	25,118
\$700,000 - \$799,999	391	5.0	11,330	1.3	29,228
\$800,000 - \$899,999	357	4.6	11,716	1.3	33,015
\$900,000 - \$999,999	268	3.5	9,755	1.1	36,839
\$1,000,000 - \$1,499,999	843	10.9	39,976	4.6	47,095
\$1,500,000 - \$1,999,999	475	6.1	31,745	3.6	66,573
\$2,000,000 - \$2,999,999	535	6.9	50,577	5.8	93,459
\$3,000,000 - \$3,999,999	285	3.7	37,971	4.3	131,775
\$4,000,000 - \$4,999,999	183	2.4	32,042	3.7	176,555
\$5,000,000 - \$9,999,999	364	4.7	100,191	11.5	263,195
\$10,000,000 and Over	435	5.6	507,623	58.1	727,718
TOTAL	7,751	100.0 %	\$873,352	100.0 %	\$29,670

1. Base rent is the total base rent for all premises leased 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 2022**

**Table 3
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	23	2.1 %	47	1.0 %	\$245	0.1 %	\$11,778
\$400,000 - \$499,999	19	1.8	39	0.8	299	0.1	16,466
\$500,000 - \$599,999	16	1.5	36	0.8	240	0.1	17,469
\$600,000 - \$699,999	32	3.0	68	1.5	555	0.1	22,702
\$700,000 - \$799,999	23	2.1	46	1.0	569	0.1	28,595
\$800,000 - \$999,999	57	5.3	122	2.6	1,748	0.4	32,792
\$1,000,000 - \$1,499,999	144	13.4	340	7.3	6,513	1.5	46,290
\$1,500,000 - \$1,999,999	83	7.7	215	4.6	5,471	1.2	67,401
\$2,000,000 - \$3,999,999	215	20.0	619	13.3	23,494	5.2	105,673
\$4,000,000 and Over	465	43.2	3,134	67.2	408,830	91.3	458,091
TOTAL	1,077	100.0 %	4,666	100.0 %	\$447,966	100.0 %	\$119,350

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

**COMMERCIAL RENT TAX
TAX YEAR 2022**

**Table 4
DISTRIBUTION OF TAXPAYERS BY INDUSTRY**

Industry	Number of Taxpayers	% of Total	Liability (\$000)	% of Total	Median Taxpayer Liability
FINANCE & INSURANCE	1,558	20.1 %	\$234,359	26.8 %	\$38,793
Commercial Banking	151	1.9	70,305	8.6	76,264
Other Credit Intermediation & Related Activities	64	0.8	9,782	0.7	34,439
Funds and Trusts	45	0.6	2,441	0.3	26,983
Insurance	137	1.8	17,818	2.2	53,538
Securities/Commodities	1,161	15.0	134,013	15.5	36,000
REAL ESTATE	324	4.2	41,287	4.7	32,998
SERVICES	3,517	45.4	279,873	32.0	25,985
Legal Services	558	7.2	92,007	10.5	37,787
Accounting	96	1.2	17,696	2.0	26,548
Holding Companies	54	0.7	3,442	0.4	28,636
Prof./Tech./Managerial	1,210	15.6	94,353	10.8	28,806
Accommodations	17	0.2	1,312	0.2	35,880
Amusement	94	1.2	6,096	0.7	39,697
Food Services	664	8.6	17,872	2.0	8,554
Performing Arts/Museums	101	1.3	10,480	1.2	39,268
Administrative Support	167	2.2	10,789	1.2	29,075
Education	71	0.9	4,594	0.5	33,079
Health Care	145	1.9	6,636	0.8	16,104
Personal Services	288	3.7	8,381	1.0	20,199
Rental/Leasing	27	0.3	2,284	0.3	49,775
Miscellaneous Other	25	0.3	3,932	0.5	35,024
INFORMATION	491	6.3	95,883	11.0	44,575
Broadcasting/Telecom	113	1.5	32,930	3.8	75,449
Information Services/Data	179	2.3	33,233	3.8	34,149
Movies/Video/Sound	80	1.0	13,009	1.5	49,174
Publishing	119	1.5	16,712	1.9	43,096
TRADE	1,356	17.5	177,395	20.3	28,876
Durable Wholesale	253	3.3	15,117	1.7	20,577
Non-Durable Wholesale	296	3.8	25,832	3.0	28,402
Retail	807	10.4	136,446	15.6	32,473
MANUFACTURING	296	3.8	35,216	4.0	32,047
Textiles/Apparel/Leather	113	1.5	7,231	0.8	30,646
Food/Beverage	22	0.3	2,210	0.3	59,056
Printing	16	0.2	442	0.1	26,777
Other Manufacturing	145	1.9	25,334	2.9	33,497
OTHER	209	2.7	9,339	1.1	32,047
Construction	71	0.9	2,655	0.3	22,853
Transportation	47	0.6	4,588	0.5	24,699
Other/Not Available	91	1.2	2,096	0.2	19,280
TOTAL	7,751	100.0 %	\$873,352	100.0 %	\$29,670

**COMMERCIAL RENT TAX
TAX YEAR 2022**

**Table 5
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	252	\$1,593	122	\$1,438	111	\$2,248	91	\$2,290
Real Estate	57	304	38	380	21	418	23	577
Services	902	3,915	409	3,745	287	5,379	222	5,536
Information	76	541	47	635	32	617	27	686
Trade	311	1,552	135	1,224	105	1,890	85	2,032
Manufacturing	60	411	26	322	18	357	22	517
Other	60	445	30	378	23	444	23	553
TOTAL	1,718	\$8,761	807	\$8,121	597	\$11,352	493	\$12,192

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	61	\$1,781	142	\$4,946	189	\$8,947	121	\$8,104
Real Estate	15	438	31	1,068	38	1,864	25	1,669
Services	199	5,787	269	9,253	370	17,546	180	11,966
Information	15	440	30	1,049	55	2,641	37	2,535
Trade	75	2,119	105	3,528	150	7,042	81	5,384
Manufacturing	16	469	27	913	*	*	*	*
Other	10	296	21	715	*	*	*	*
TOTAL	391	\$11,330	625	\$21,471	843	\$39,976	475	\$31,745

Industry	Taxpayer Base Rent ¹			
	\$2,000,000 and Over		Total	
	Taxpayers	Liability (000)	Taxpayers	Liability (000)
Finance & Insurance	469	\$203,013	1,558	\$234,359
Real Estate	76	34,568	324	41,287
Services	679	216,747	3,517	279,873
Information	172	86,740	491	95,883
Trade	309	152,624	1,356	177,395
Manufacturing	77	29,407	296	35,216
Other	20	5,305	209	9,339
TOTAL	1,802	\$728,404	7,751	\$873,352

1. Base rent is the total base rent for all premises leased by a taxpayer.
*Values cannot be revealed due to confidentiality restrictions.

**COMMERCIAL RENT TAX
TAX YEAR 2022**

**Table 6
DISTRIBUTION OF TAXPAYERS BY ZIP CODE
FOR TAXPAYERS WITH ONE PREMISES**

Zip Code	Premises	% of Total	Liability (000)	% of Total	Median Taxpayer Liability
10001	430	6.4 %	\$23,603	5.5 %	\$23,172
10002	41	0.6	1,631	0.4	14,871
10003	182	2.7	7,423	1.7	21,203
10004	135	2.0	5,682	1.3	26,412
10005	137	2.1	8,517	2.0	27,156
10006	75	1.1	2,040	0.5	21,870
10007	48	0.7	2,024	0.5	24,294
10010	225	3.4	12,755	3.0	23,899
10011	194	2.9	7,663	1.8	23,973
10012	206	3.1	6,787	1.6	16,435
10013	184	2.8	7,263	1.7	21,691
10014	127	1.9	8,780	2.1	26,335
10016	394	5.9	16,756	3.9	22,969
10017	605	9.1	36,755	8.6	25,641
10018	498	7.5	27,699	6.5	22,336
10019	524	7.9	48,428	11.4	32,525
10020	89	1.3	13,489	3.2	45,329
10021	78	1.2	3,828	0.9	23,106
10022	819	12.3	51,918	12.2	28,202
10023	51	0.8	1,266	0.3	3,961
10024	38	0.6	1,687	0.4	14,460
10025	13	0.2	343	0.1	23,745
10028	54	0.8	782	0.2	5,146
10036	435	6.5	41,720	9.8	32,681
10038	82	1.2	3,233	0.8	24,551
10065	92	1.4	2,507	0.6	18,170
10075	38	0.6	1,587	0.4	12,331
10104	18	0.3	3,126	0.7	106,404
10105	24	0.4	4,329	1.0	59,053
10106	23	0.3	1,526	0.4	34,185
10110	21	0.3	\$966	0.2	24,348
10111	14	0.2	1,839	0.4	88,164
10118	44	0.7	4,037	0.9	31,319
10119	51	0.8	1,863	0.4	25,221
10128	29	0.4	769	0.2	29,106

(continued)

**COMMERCIAL RENT TAX
TAX YEAR 2022**

**Table 6 (continued)
DISTRIBUTION OF TAXPAYERS BY ZIP CODE
FOR TAXPAYERS WITH ONE PREMISES**

Zip Code	Premises	% of Total	Liability (000)	% of Total	Median Taxpayer Liability
10151	19	0.3 %	\$884	0.2 %	\$29,324
10152	27	0.4	2,269	0.5	52,173
10153	24	0.4	3,124	0.7	61,208
10155	21	0.3	442	0.1	17,894
10158	14	0.2	1,045	0.2	49,779
10165	36	0.5	1,137	0.3	27,108
10166	14	0.2	4,630	1.1	216,644
10167	12	0.2	2,288	0.5	122,319
10169	21	0.3	1,580	0.4	36,427
10170	18	0.3	581	0.1	26,325
10171	14	0.2	1,075	0.3	77,337
10172	12	0.2	1,058	0.2	82,451
10173	12	0.2	559	0.1	14,157
10174	13	0.2	667	0.2	33,828
10175	18	0.3	398	0.1	18,820
10176	11	0.2	603	0.1	45,941
10271	12	0.2	695	0.2	50,835
10279	12	0.2	442	0.1	27,549
10281	30	0.4	6,382	1.5	85,853
Other/Not Available	316	4.7	30,905	7.3	30,448
TOTAL	6,674	100.0 %	\$425,386	100.0 %	\$25,552

**COMMERCIAL RENT TAX
TAX YEAR 2022**

**Table 7
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	6,674	86.1 %	\$425,386	48.7 %	\$25,552
2	621	8.0	123,147	14.1	74,470
3	172	2.2	67,400	7.7	142,677
4	85	1.1	34,183	3.9	182,051
5	41	0.5	20,508	2.3	189,250
6	32	0.4	24,054	2.8	344,550
7	25	0.3	19,442	2.2	482,122
8	21	0.3	16,067	1.8	564,957
9	12	0.2	10,391	1.2	551,358
10 - 13	26	0.3	24,381	2.8	504,811
14 - 20	17	0.2	27,539	3.2	859,945
21+	25	0.3	80,855	9.3	1,951,820
TOTAL	7,751	100.0 %	\$873,352	100.0 %	\$29,670

**COMMERCIAL RENT TAX
TAX YEAR 2022**

**Table 8
DISTRIBUTION OF TAXPAYERS AND PREMISES
BY INDUSTRY AND NUMBER OF PREMISES PER TAXPAYER**

Industry	One Premises per Taxpayer							
	Taxpayers	% of Total	Premises	% of Total	Taxpayer Liability (000)	% of Total	Median Taxpayer Liability	Median Premises Liability
Finance and Insurance	1,372	20.6 %	1,372	20.6 %	\$111,847	26.3 %	\$35,012	\$35,012
Real Estate	284	4.3	284	4.3	25,595	6.0	28,216	28,216
Services	3,196	47.9	3,196	47.9	191,031	44.9	23,715	23,715
Information	376	5.6	376	5.6	34,330	8.1	30,559	30,559
Trade	1,003	15.0	1,003	15.0	41,682	9.8	22,285	22,285
Manufacturing	246	3.7	246	3.7	14,526	3.4	27,036	27,036
Other	197	3.0	197	3.0	6,375	1.5	20,945	20,945
TOTAL	6,674	100.0 %	6,674	100.0 %	\$425,386	100.0 %	\$25,552	\$25,552

Industry	Two or More Premises per Taxpayer							
	Taxpayers	% of Total	Premises	% of Total	Taxpayer Liability (000)	% of Total	Median Taxpayer Liability	Median Premises Liability
Finance and Insurance	186	17.3 %	962	20.6 %	\$122,512	27.3 %	\$168,677	\$51,267
Real Estate	40	3.7	200	4.3	15,692	3.5	142,663	48,815
Services	321	29.8	1,256	26.9	88,842	19.8	99,923	21,977
Information	115	10.7	516	11.1	61,553	13.7	206,957	37,554
Trade	353	32.8	1,470	31.5	135,713	30.3	112,372	39,666
Manufacturing	50	4.6	197	4.2	20,690	4.6	122,127	30,261
Other	12	1.1	65	1.4	2,964	0.7	58,605	24,668
TOTAL	1,077	100.0 %	4,666	100.0 %	\$447,966	100.0 %	\$119,350	\$33,331

Industry	All Taxpayers							
	Taxpayers	% of Total	Premises	% of Total	Taxpayer Liability (000)	% of Total	Median Taxpayer Liability	Median Premises Liability
Finance and Insurance	1,558	20.1 %	2,334	20.6 %	\$234,359	26.8 %	\$38,793	\$39,593
Real Estate	324	4.2	484	4.3	41,287	4.7	32,998	34,744
Services	3,517	45.4	4,452	39.3	279,873	32.0	25,985	23,113
Information	491	6.3	892	7.9	95,883	11.0	44,575	33,564
Trade	1,356	17.5	2,473	21.8	177,395	20.3	28,876	29,682
Manufacturing	296	3.8	443	3.9	35,216	4.0	32,047	28,473
Other	209	2.7	262	2.3	9,339	1.1	22,022	24,049
TOTAL	7,751	100.0 %	11,340	100.0 %	\$873,352	100.0 %	\$29,670	\$28,004

**COMMERCIAL RENT TAX
TAX YEAR 2022**

**Table 9
DISTRIBUTION OF PREMISES BY BASE RENT**

Premises Base Rent	Premises	% of Total	Liability (000)	% of Total	Median Premises Liability
Less than \$250,000¹	480	4.2 %	\$2,255	0.3 %	\$4,398
\$250,000 - \$274,999	423	3.7	872	0.1	299
\$275,000 - \$299,999	415	3.7	2,349	0.3	6,622
\$300,000 - \$349,999	739	6.5	5,714	0.7	11,981
\$350,000 - \$399,999	704	6.2	6,338	0.7	13,884
\$400,000 - \$449,999	614	5.4	6,797	0.8	16,034
\$450,000 - \$499,999	535	4.7	7,043	0.8	17,982
\$500,000 - \$549,999	474	4.2	8,258	0.9	20,074
\$550,000 - \$599,999	426	3.8	9,541	1.1	22,380
\$600,000 - \$699,999	757	6.7	19,082	2.2	25,096
\$700,000 - \$799,999	568	5.0	16,616	1.9	29,265
\$800,000 - \$899,999	479	4.2	15,851	1.8	33,068
\$900,000 - \$999,999	419	3.7	15,487	1.8	36,970
\$1,000,000 - \$1,499,999	1,234	10.9	59,009	6.8	47,223
\$1,500,000 - \$1,999,999	719	6.3	48,269	5.5	66,469
\$2,000,000 - \$2,999,999	787	6.9	73,983	8.5	91,536
\$3,000,000 - \$3,999,999	497	4.4	67,911	7.8	139,559
\$4,000,000 - \$4,999,999	241	2.1	42,162	4.8	175,215
\$5,000,000 - \$9,999,999	445	3.9	122,543	14.0	266,381
\$10,000,000 and Over	384	3.4	343,271	39.3	676,479
TOTAL	11,340	100.0 %	\$873,352	100.0 %	\$28,004

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 2022**

**Table 10
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	138	2.1 %	\$681	0.2 %	\$4,658
\$250,000 - \$274,999	308	4.6	425	0.1	0
\$275,000 - \$299,999	273	4.1	1,194	0.3	2,165
\$300,000 - \$349,999	500	7.5	2,961	0.7	2,598
\$350,000 - \$399,999	476	7.1	3,255	0.8	3,714
\$400,000 - \$449,999	432	6.5	3,906	0.9	15,560
\$450,000 - \$499,999	356	5.3	3,916	0.9	17,682
\$500,000 - \$549,999	315	4.7	5,151	1.2	19,868
\$550,000 - \$599,999	266	4.0	5,961	1.4	22,386
\$600,000 - \$699,999	461	6.9	11,638	2.7	25,162
\$700,000 - \$799,999	368	5.5	10,760	2.5	29,265
\$800,000 - \$899,999	327	4.9	10,822	2.5	33,100
\$900,000 - \$999,999	241	3.6	8,900	2.1	36,858
\$1,000,000 - \$1,499,999	699	10.5	33,463	7.9	47,313
\$1,500,000 - \$1,999,999	392	5.9	26,274	6.2	66,478
\$2,000,000 - \$2,999,999	406	6.1	38,289	9.0	92,563
\$3,000,000 - \$3,999,999	199	3.0	26,764	6.3	131,992
\$4,000,000 - \$4,999,999	126	1.9	22,135	5.2	176,746
\$5,000,000 - \$9,999,999	222	3.3	60,633	14.3	256,923
\$10,000,000 and Over	169	2.5	148,257	34.9	699,925
TOTAL	6,674	100.0 %	\$425,386	100.0 %	\$25,552

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 2022**

**Table 11
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	342	7.3 %	\$1,574	0.4 %	\$4,265
\$250,000 - \$274,999	115	2.5	447	0.1	2,801
\$275,000 - \$299,999	142	3.0	1,155	0.3	8,961
\$300,000 - \$349,999	239	5.1	2,753	0.6	12,502
\$350,000 - \$399,999	228	4.9	3,083	0.7	14,490
\$400,000 - \$449,999	182	3.9	2,891	0.6	16,538
\$450,000 - \$499,999	179	3.8	3,126	0.7	18,512
\$500,000 - \$549,999	159	3.4	3,108	0.7	20,391
\$550,000 - \$599,999	160	3.4	3,580	0.8	22,346
\$600,000 - \$699,999	296	6.3	7,445	1.7	24,884
\$700,000 - \$799,999	200	4.3	5,856	1.3	29,304
\$800,000 - \$899,999	152	3.3	5,029	1.1	33,025
\$900,000 - \$999,999	178	3.8	6,587	1.5	37,261
\$1,000,000 - \$1,499,999	535	11.5	25,546	5.7	47,186
\$1,500,000 - \$1,999,999	327	7.0	21,995	4.9	66,433
\$2,000,000 - \$2,999,999	381	8.2	35,694	8.0	90,968
\$3,000,000 - \$3,999,999	298	6.4	41,147	9.2	141,777
\$4,000,000 - \$4,999,999	115	2.5	20,027	4.5	172,676
\$5,000,000 - \$9,999,999	223	4.8	61,909	13.8	271,509
\$10,000,000 and Over	215	4.6	195,013	43.5	662,265
TOTAL	4,666	100.0 %	\$447,966	100.0 %	\$33,331

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 2022**

**Table 12
DISTRIBUTION OF PREMISES BY INDUSTRY**

Industry	Premises	% of Total	Liability (000)	% of Total	Median Premises Liability
FINANCE & INSURANCE	2,334	20.6 %	\$234,359	26.8 %	\$39,593
Commercial Banking	655	5.8	70,305	8.1	56,671
Other Credit Intermediation & Related Activities	128	1.1	9,782	1.1	31,040
Funds and Trusts	49	0.4	2,441	0.3	26,946
Insurance	179	1.6	17,818	2.0	42,507
Securities/Commodities	1,323	11.7	134,013	15.3	35,117
REAL ESTATE	484	4.3	41,287	4.7	34,744
SERVICES	4,452	39.3	279,873	32.0	23,113
Legal Services	594	5.2	92,007	10.5	37,476
Accounting	120	1.1	17,696	2.0	26,548
Holding Companies	67	0.6	3,442	0.4	25,861
Prof./Tech./Managerial	1,408	12.4	94,353	10.8	27,118
Accommodations	17	0.1	1,312	0.2	35,880
Amusement	133	1.2	6,096	0.7	32,825
Food Services	973	8.6	17,872	2.0	14,161
Performing Arts/Museums	117	1.0	10,480	1.2	33,150
Administrative Support	201	1.8	10,789	1.2	27,112
Education	102	0.9	4,594	0.5	31,439
Health Care	225	2.0	6,636	0.8	18,406
Personal Services	336	3.0	8,381	1.0	19,705
Rental/Leasing	95	0.8	2,284	0.3	15,479
Miscellaneous Other	64	0.6	3,932	0.5	27,792
INFORMATION	892	7.9	95,883	11.0	33,564
Broadcasting/Telecom	282	2.5	32,930	3.8	38,598
Information Services/Data	275	2.4	33,233	3.8	27,577
Movies/Video/Sound	171	1.5	13,009	1.5	19,304
Publishing	164	1.4	16,712	1.9	30,516
TRADE	2,473	21.8	177,395	20.3	29,682
Durable Wholesale	316	2.8	15,117	1.7	20,332
Non-Durable Wholesale	427	3.8	25,832	3.0	26,579
Retail	1,730	15.3	136,446	15.6	33,788
MANUFACTURING	443	3.9	35,216	4.0	28,473
Textiles/Apparel/Leather	148	1.3	7,231	0.8	25,877
Food/Beverage	27	0.2	2,210	0.3	26,943
Printing	17	0.1	442	0.1	26,190
Other Manufacturing	251	2.2	25,334	2.9	30,908
OTHER	262	2.3	9,339	1.1	24,049
Construction	76	0.7	2,655	0.3	22,289
Transportation	91	0.8	4,588	0.5	24,668
Other/Not Available	95	0.8	2,096	0.2	19,280
TOTAL	11,340	100.0 %	\$873,352	100.0 %	\$28,004

**COMMERCIAL RENT TAX
TAX YEAR 2022**

**Table 13
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	388	\$2,779	167	\$2,245	171	\$3,532
Real Estate	89	593	52	623	26	528
Services	1,307	7,580	546	5,970	403	7,790
Information	219	1,373	87	1,348	49	988
Trade	587	3,955	224	2,658	191	3,765
Manufacturing	100	753	42	599	35	708
Other	71	494	31	397	25	487
TOTAL	2,761	\$17,528	1,149	\$13,840	900	\$17,799

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	133	\$3,367	107	\$3,145	191	\$6,663
Real Estate	36	908	17	498	40	1,387
Services	295	7,473	250	7,308	330	11,447
Information	42	1,067	29	849	79	2,819
Trade	153	3,840	128	3,732	200	7,025
Manufacturing	36	884	27	789	35	1,202
Other	62	1,544	10	296	23	795
TOTAL	757	\$19,082	568	\$16,616	898	\$31,339

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	477	\$26,515	700	\$186,114	2,334	\$234,359
Real Estate	112	6,207	112	30,542	484	41,287
Services	634	34,189	687	198,116	4,452	279,873
Information	164	9,375	223	78,064	892	95,883
Trade	471	25,793	519	126,626	2,473	177,395
Manufacturing	74	4,068	94	26,213	443	35,216
Other	21	1,132	19	4,194	262	9,339
TOTAL	1,953	\$107,279	2,354	\$649,869	11,340	\$873,352

**COMMERCIAL RENT TAX
TAX YEAR 2022**

**Table 14
DISTRIBUTION OF PREMISES BY ZIP CODE**

Zip Code	Premises	% of Total	Liability (000)	% of Total	Median Premises Liability
10001	703	6.2 %	\$58,587	6.7 %	\$26,140
10002	79	0.7	2,856	0.3	17,178
10003	351	3.1	21,080	2.4	25,542
10004	193	1.7	12,384	1.4	27,449
10005	192	1.7	13,610	1.6	29,372
10006	108	1.0	4,995	0.6	19,994
10007	121	1.1	8,999	1.0	29,729
10009	28	0.2	850	0.1	25,846
10010	382	3.4	23,018	2.6	24,531
10011	418	3.7	25,624	2.9	25,870
10012	439	3.9	20,161	2.3	23,061
10013	387	3.4	22,418	2.6	22,403
10014	249	2.2	17,508	2.0	27,022
10016	572	5.0	25,654	2.9	24,330
10017	849	7.5	64,153	7.3	29,468
10018	687	6.1	41,621	4.8	23,070
10019	792	7.0	84,709	9.7	33,441
10020	147	1.3	25,268	2.9	51,635
10021	172	1.5	9,677	1.1	27,458
10022	1,222	10.8	103,801	11.9	30,683
10023	161	1.4	7,711	0.9	22,705
10024	97	0.9	4,164	0.5	23,961
10025	37	0.3	1,105	0.1	22,972
10028	128	1.1	4,658	0.5	20,906
10036	741	6.5	87,991	10.1	33,617
10038	127	1.1	7,168	0.8	29,654
10041	15	0.1	1,828	0.2	104,525
10055	12	0.1	2,378	0.3	95,068
10065	180	1.6	9,185	1.1	26,716
10075	72	0.6	2,852	0.3	17,497
10104	26	0.2	6,055	0.7	131,065
10105	35	0.3	4,912	0.6	53,184
10106	23	0.2	1,526	0.2	34,185

(continued)

**COMMERCIAL RENT TAX
TAX YEAR 2022**

**Table 14 (continued)
DISTRIBUTION OF PREMISES BY ZIP CODE**

Zip Code	Premises	% of Total	Liability (000)	% of Total	Median Premises Liability
10107	13	0.1 %	\$653	0.1 %	\$22,086
10110	27	0.2	1,597	0.2	23,563
10111	24	0.2	2,833	0.3	49,259
10112	17	0.1	4,778	0.5	88,998
10118	54	0.5	5,076	0.6	32,357
10119	73	0.6	3,663	0.4	25,238
10120	23	0.2	2,012	0.2	53,956
10122	13	0.1	430	0.0	21,114
10123	12	0.1	153	0.0	749
10128	56	0.5	1,502	0.2	21,323
10151	27	0.2	1,439	0.2	33,337
10152	28	0.2	2,295	0.3	51,512
10153	32	0.3	8,432	1.0	83,814
10154	12	0.1	6,419	0.7	285,584
10155	26	0.2	618	0.1	18,103
10158	19	0.2	1,302	0.1	43,911
10165	39	0.3	1,294	0.1	28,234
10166	25	0.2	6,100	0.7	126,452
10167	22	0.2	3,629	0.4	122,512
10168	16	0.1	1,758	0.2	27,938
10169	28	0.2	1,928	0.2	34,599
10170	23	0.2	920	0.1	23,063
10171	24	0.2	2,696	0.3	79,112
10172	16	0.1	1,317	0.2	69,629
10173	17	0.1	1,297	0.1	15,445
10174	22	0.2	1,076	0.1	34,196
10175	23	0.2	598	0.1	22,480
10176	11	0.1	603	0.1	45,941
10177	16	0.1	779	0.1	34,559
10178	20	0.2	3,128	0.4	88,116
10271	18	0.2	1,111	0.1	50,835
10279	14	0.1	481	0.1	19,556
10281	62	0.5	10,784	1.2	57,929
10282	14	0.1	1,881	0.2	92,088
Other/Not Available	729	6.4	60,266	6.9	37,815
TOTAL	11,340	100.0 %	\$873,352	100.0 %	\$28,004

**COMMERCIAL RENT TAX
TAX YEAR 2022**

**Table 15
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	175	\$1,029	86	\$1,080	127	\$3,003	60	\$2,029
10003	99	553	39	525	58	1,345	43	1,442
10004	53	403	21	331	33	771	24	799
10005	45	275	20	264	30	657	24	803
10006	36	211	15	173	24	555	11	366
10010	103	753	43	468	79	1,881	46	1,533
10011	109	676	50	564	63	1,384	49	1,650
10012	135	799	43	407	86	1,985	45	1,532
10013	119	667	46	523	64	1,415	38	1,257
10014	74	445	28	362	30	694	30	1,000
10016	167	1,046	60	695	101	2,314	69	2,307
10017	180	1,138	84	991	158	3,692	98	3,315
10018	203	1,250	72	909	147	3,406	60	2,020
10019	163	865	71	745	123	2,794	79	2,686
10021	46	269	15	140	29	699	12	417
10022	261	1,834	119	1,423	199	4,609	140	4,685
10023	58	333	13	158	26	565	16	534
10036	170	1,028	73	811	101	2,327	47	1,579
10038	27	196	15	191	20	458	24	818
10065	41	160	23	228	36	840	13	442

(continued)

**COMMERCIAL RENT TAX
TAX YEAR 2022**

Table 15 (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	119	\$6,779	136	\$44,666	703	\$58,587
10003	54	2,832	58	14,383	351	21,080
10004	32	1,713	30	8,367	193	12,384
10005	40	2,235	33	9,378	192	13,610
10006	12	686	10	3,004	108	4,995
10010	63	3,443	48	14,940	382	23,018
10011	74	4,110	73	17,240	418	25,624
10012	62	3,274	68	12,164	439	20,161
10013	56	3,191	64	15,366	387	22,418
10014	42	2,240	45	12,768	249	17,508
10016	96	5,114	79	14,178	572	25,654
10017	154	8,425	175	46,592	849	64,153
10018	112	6,193	93	27,845	687	41,621
10019	162	8,952	194	68,666	792	84,709
10021	47	2,454	23	5,698	172	9,677
10022	234	12,977	269	78,272	1,222	103,801
10023	19	1,017	29	5,103	161	7,711
10036	122	6,683	228	75,564	741	87,991
10038	21	1,131	20	4,373	127	7,168
10065	30	1,607	37	5,908	180	9,185

**COMMERCIAL RENT TAX
TAX YEAR 2022**

**Table 16
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	59	\$516	23	\$364	43	\$1,045	22	\$757
10003	40	321	15	273	30	716	18	613
10010	40	380	18	315	27	642	17	578
10011	56	475	23	388	30	701	24	814
10013	65	476	19	302	24	545	18	598
10016	50	487	14	230	25	601	20	654
10019	59	473	19	293	37	899	24	823
10022	79	760	27	403	50	1,183	34	1,123
10036	76	550	28	467	34	812	16	528

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	\$2,580	81	\$29,721	273	\$34,984
10003	29	1,554	37	10,181	169	13,658
10010	31	1,826	24	6,523	157	10,262
10011	37	2,085	54	13,497	224	17,960
10013	34	1,980	43	11,254	203	15,155
10016	33	1,650	36	5,276	178	8,898
10019	55	3,066	74	30,728	268	36,281
10022	81	4,489	132	43,925	403	51,883
10036	46	2,479	106	41,434	306	46,271

**COMMERCIAL RENT TAX
TAX YEAR 2022**

**Table 17
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 <i>(continued)</i>			
10001	65	6,995	44,389	10016	30	2,595	44,291
10002	13	290	18,827	10017	50	3,218	27,295
10003	36	1,638	28,663	10018	21	7,772	33,131
10004	37	4,768	24,253	10019	54	2,401	33,665
10005	53	7,298	42,266	10022	71	4,551	26,996
10006	24	1,205	25,188	10036	27	2,806	65,460
10007	20	1,226	46,197	10065	11	512	24,585
10010	49	6,103	30,468	Services			
10011	35	3,328	29,565	10001	293	19,606	21,983
10012	16	900	25,324	10002	33	1,087	15,942
10013	40	3,914	38,293	10003	158	5,302	17,947
10014	21	1,252	35,714	10004	110	5,474	26,940
10016	67	2,611	30,845	10005	99	4,729	25,422
10017	257	17,878	32,892	10006	59	2,918	17,139
10018	67	7,259	40,243	10007	63	3,224	21,062
10019	222	27,974	41,886	10010	176	7,083	22,361
10020	54	7,690	51,915	10011	175	6,926	18,887
10022	453	34,110	34,920	10012	129	3,274	15,168
10028	13	589	25,968	10013	140	6,563	21,083
10036	160	23,029	48,356	10014	109	6,957	18,719
10038	29	2,390	34,753	10016	283	11,865	20,890
10065	23	1,071	44,159	10017	354	27,623	27,096
10104	11	3,235	108,884	10018	252	10,963	21,671
10105	18	3,986	74,498	10019	317	29,998	27,982
10106	14	560	37,273	10020	56	11,839	51,750
10111	12	1,405	40,207	10021	69	1,700	18,870
10119	12	927	34,267	10022	362	26,479	26,111
10151	15	791	33,862	10023	67	1,312	12,780
10152	12	1,646	130,349	10024	49	1,930	16,394
10153	21	3,301	85,574	10025	19	463	22,972
10165	14	596	32,323	10028	55	963	14,054
10166	10	1,022	48,883	10036	319	29,534	28,022
10167	12	2,554	134,246	10038	61	2,836	23,282
10171	15	2,159	86,532	10065	66	1,676	17,231
10178	11	952	77,602	10075	32	1,487	13,208
10281	17	4,818	100,058	10105	11	617	57,215
Real Estate				10110	12	630	28,998
10001	31	3,496	46,607	10118	27	2,719	32,002
10003	11	338	18,119	10119	41	1,679	21,965
10011	25	2,122	53,040	10122	10	359	21,031

(continued)

**COMMERCIAL RENT TAX
TAX YEAR 2022**

**Table 17 (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 (\$)
Services (continued)			
10128	28	712	21,021
10158	13	795	49,927
10165	18	435	26,971
10166	10	3,885	233,307
10169	18	933	30,991
10170	13	420	23,063
10175	10	225	18,418
10271	12	757	50,835
10281	16	3,098	78,556
Information			
10001	75	6,875	41,778
10003	38	6,984	33,906
10004	21	1,061	28,429
10005	14	363	14,480
10010	42	3,652	26,399
10011	49	6,994	62,050
10012	27	2,527	34,402
10013	56	6,165	21,903
10014	29	3,152	46,156
10016	48	2,666	31,002
10017	49	2,646	25,537
10018	42	1,497	14,782
10019	51	6,410	25,412
10022	28	7,941	51,143
10023	17	1,865	36,335
10036	91	17,173	27,557
10038	12	439	30,371
Trade			
10001	183	17,850	28,174
10002	21	1,220	36,200
10003	100	6,524	34,368
10005	14	496	25,009
10007	26	3,366	29,975
10009	13	591	42,227
10010	81	4,132	28,367
10011	120	5,983	32,649
10012	225	11,211	28,168
10013	114	4,352	22,768
10014	69	3,679	27,022

Zip Code	Premises	Liability (\$000)	Median Premises Liability (\$)
Trade (continued)			
10016	91	3,493	23,770
10017	102	7,843	33,191
10018	206	9,241	23,207
10019	116	13,859	40,092
10020	19	2,057	68,537
10021	81	6,678	41,821
10022	247	26,483	33,906
10023	49	2,700	28,041
10024	31	1,420	35,803
10028	52	2,729	26,517
10036	109	13,057	33,423
10038	12	906	44,453
10065	72	5,721	44,760
10075	29	881	21,044
10120	10	1,470	88,426
10128	21	646	20,549
10155	11	215	15,311
10281	21	1,783	22,153
Manufacturing			
10001	33	2,668	32,880
10010	22	1,536	24,519
10012	28	1,937	28,757
10013	20	940	19,297
10014	13	1,507	64,241
10016	40	2,167	23,663
10017	21	4,507	69,429
10018	73	\$3,239	\$23,488
10019	19	\$3,196	\$70,789
10022	33	\$3,643	\$27,130
10036	20	1,879	59,766
Other			
10001	23	1,096	19,345
10016	13	257	22,061
10017	16	438	17,590
10018	26	1,651	23,635
10019	13	871	20,833
10022	28	593	20,545
10036	15	513	22,853

**COMMERCIAL RENT TAX
TAX YEAR 2022**

**Table 18
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	4,922	60,475	10065	26	1,118	23,962
10002	13	290	18,827	Information			
10003	25	1,038	27,998	10001	47	5,593	45,210
10004	18	4,032	22,835	10003	19	4,801	33,662
10005	16	2,761	29,571	10010	18	1,695	28,994
10006	14	635	22,577	10011	33	5,580	62,307
10007	19	1,175	41,506	10013	43	5,144	18,182
10010	22	1,084	19,492	10014	17	2,455	38,562
10011	24	3,001	47,703	10016	18	1,485	46,323
10013	31	3,596	52,650	10017	19	1,178	27,780
10016	30	1,130	31,028	10018	19	562	17,761
10017	73	6,393	43,392	10019	30	2,520	18,462
10018	29	4,944	49,771	10036	63	9,525	22,304
10019	49	12,215	75,746	Trade			
10020	18	2,541	43,932	10001	98	15,395	42,919
10022	110	13,883	51,127	10003	64	5,525	45,123
10036	61	15,123	61,425	10007	24	3,352	38,671
Real Estate				10010	40	2,903	33,675
10017	19	1,890	36,670	10011	80	4,074	35,825
10022	21	1,591	35,774	10012	154	9,214	35,266
Services				10013	55	2,712	29,021
10001	70	6,208	21,668	10014	51	2,986	27,022
10003	52	1,931	19,088	10016	34	1,594	35,150
10004	27	2,082	29,609	10017	45	5,314	71,336
10005	22	1,509	30,594	10018	62	4,710	28,790
10007	22	1,920	16,925	10019	72	10,856	61,166
10010	65	3,234	20,378	10020	17	2,020	85,460
10011	65	3,338	18,427	10021	52	4,101	47,197
10012	31	1,068	19,520	10022	157	21,457	47,045
10013	52	2,755	18,300	10023	44	2,410	26,585
10014	39	1,506	19,377	10024	24	1,250	44,281
10016	73	2,899	19,793	10028	39	2,588	38,649
10017	77	8,889	29,570	10036	62	10,516	61,642
10018	56	1,979	21,217	10065	48	4,732	70,436
10019	95	7,436	25,630	10075	18	695	21,134
10020	15	4,743	153,080	10128	14	493	21,449
10021	23	526	19,066	10281	16	900	21,396
10022	83	6,535	23,562	10128	14	493	21,449
10023	27	\$606	18,208	10281	16	900	21,396
10024	20	444	19,491	Manufacturing			
10028	17	340	16,886	10012	21	1,591	28,887
10036	94	9,012	22,902	10022	18	1,042	30,651
10038	16	1,215	28,735				

**COMMERCIAL RENT TAX
TAX YEAR 2022**

**Table 19
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 ¹	Taxpayer Small Business Credit		
	Taxpayers	Total				Total (000)	% of Total	Median
FINANCE & INSURANCE	180	11.8 %	\$717	11.8 %	\$0	\$1,760	10.3 %	\$10,834
Commercial Banking	*	*	*	*	*	*	*	*
Other Credit Intermediation & Related Activities	*	*	*	*	*	*	*	*
Funds and Trusts	*	*	*	*	*	*	*	*
Insurance	10	0.7	18	0.3	0	106	0.6	11,071
Securities/Commodities	158	10.4	627	10.3	0	1,517	8.8	10,015
REAL ESTATE	54	3.5	394	6.5	0	605	3.5	11,706
SERVICES	901	59.2	3,077	50.6	0	10,147	59.2	12,398
Legal Services	94	6.2	416	6.8	837	843	4.9	9,402
Accounting	25	1.6	73	1.2	687	234	1.4	10,662
Holding Companies	*	*	*	*	*	*	*	*
Prof./Tech./Managerial	191	12.5	917	15.1	0	1,984	11.6	11,295
Accommodations	*	*	*	*	*	*	*	*
Amusement	17	1.1	21	0.3	0	203	1.2	14,040
Food Services	347	22.8	597	9.8	0	4,299	25.1	13,464
Performing Arts/Museums	21	1.4	280	4.6	1,734	210	1.2	8,580
Administrative Support	18	1.2	78	1.3	1,131	158	0.9	9,731
Education	15	1.0	167	2.7	0	178	1.0	11,946
Health Care	58	3.8	170	2.8	0	595	3.5	11,069
Personal Services	98	6.4	124	2.0	0	1,266	7.4	14,053
Rental/Leasing	*	*	*	*	*	*	*	*
Miscellaneous Other	*	*	*	*	*	*	*	*
INFORMATION	47	3.1	225	3.7	1,177	520	3.0	12,509
Broadcasting/Telecom	*	*	*	*	*	*	*	*
Information Services/Data	17	1.1	126	2.1	1,979	176	1.0	10,949
Movies/Video/Sound	18	1.2	67	1.1	1,666	210	1.2	13,451
Publishing	*	*	*	*	*	*	*	*
TRADE	273	17.9	1,088	17.9	0	3,319	19.4	13,079
Durable Wholesale	60	3.9	69	1.1	0	752	4.4	13,097
Non-Durable Wholesale	26	1.7	379	6.2	0	296	1.7	12,859
Retail	187	12.3	640	10.5	0	2,271	13.2	13,079
MANUFACTURING	35	2.3	534	8.8	0	408	2.4	11,723
Textiles/Apparel/Leather	*	*	*	*	*	*	*	*
Food/Beverage	*	*	*	*	*	*	*	*
Printing	*	*	*	*	*	*	*	*
Other Manufacturing	17	1.1	524	8.6	0	195	1.1	8,288
OTHER	32	2.1	42	0.7	0	388	2.3	12,976
Construction	*	*	*	*	*	*	*	*
Transportation	*	*	*	*	*	*	*	*
Not Available/Other	19	1.2	39	0.6	0	226	1.3	13,910
TOTAL	1,522	100.0 %	\$6,076	100.0 %	\$0	\$17,147	100.0 %	\$12,401

1. Some taxpayers owe tax before credits but have no liability after credits are applied.

*Values cannot be revealed due to confidentiality restrictions.

**COMMERCIAL RENT TAX
TAX YEAR 2022**

**Table 20
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 ¹	Taxpayer Small Business Credit		
	Taxpayers	Total	Premises	Total				Total (000)	% of Total	Median
FINANCE & INSURANCE	180	11.8 %	180	11.5 %	\$624	17.8 %	\$0	\$1,760	10.3 %	\$10,834
Commercial Banking	*	*	*	*	*	*	*	*	*	*
Other Credit Inter. & Related Activities	*	*	*	*	*	*	*	*	*	*
Funds and Trusts	*	*	*	*	*	*	*	*	*	*
Insurance	10	0.7	10	0.6	18	0.5	0	106	0.6	11,071
Securities/Commodities	158	10.4	158	10.1	569	16.2	0	1,517	8.8	10,015
REAL ESTATE	54	3.5	54	3.5	98	2.8	0	605	3.5	11,706
SERVICES	901	59.2	925	59.1	2,137	60.8	0	10,147	59.2	12,398
Legal Services	94	6.2	94	6.0	416	11.8	837	843	4.9	9,402
Accounting	25	1.6	25	1.6	73	2.1	687	234	1.4	10,662
Holding Companies	*	*	*	*	*	*	*	*	*	*
Prof./Tech./Managerial Accommodations	191	12.5	201	12.8	595	16.9	0	1,984	11.6	11,295
Amusement	17	1.1	17	1.1	21	0.6	0	203	1.2	14,040
Food Services	347	22.8	359	22.9	501	14.3	0	4,299	25.1	13,464
Performing Arts/Museums	21	1.4	21	1.3	90	2.6	1,300	210	1.2	8,580
Administrative Support	18	1.2	18	1.2	78	2.2	1,131	158	0.9	9,731
Education	15	1.0	15	1.0	37	1.1	0	178	1.0	11,946
Health Care	58	3.8	59	3.8	139	4.0	0	595	3.5	11,069
Personal Services	98	6.4	99	6.3	124	3.5	0	1,266	7.4	14,053
Rental/Leasing	*	*	*	*	*	*	*	*	*	*
Miscellaneous Other	*	*	*	*	*	*	*	*	*	*
INFORMATION	47	3.1	47	3.0	172	4.9	1,177	520	3.0	12,509
Broadcasting/Telecom	*	*	*	*	*	*	*	*	*	*
Information Services/Data	17	1.1	17	1.1	73	2.1	1,979	176	1.0	10,949
Movies/Video/Sound	18	1.2	18	1.2	67	1.9	1,666	210	1.2	13,451
Publishing	*	*	*	*	*	*	*	*	*	*
TRADE	273	17.9	288	18.4	354	10.1	0	3,319	19.4	13,079
Durable Wholesale	60	3.9	63	4.0	61	1.7	0	752	4.4	13,097
Non-Durable Wholesale	26	1.7	26	1.7	66	1.9	0	296	1.7	12,859
Retail	187	12.3	199	12.7	227	6.5	0	2,271	13.2	13,079
MANUFACTURING	35	2.3	38	2.4	89	2.5	0	408	2.4	11,723
Textiles/Apparel/Leather	*	*	*	*	*	*	*	*	*	*
Food/Beverage	*	*	*	*	*	*	*	*	*	*
Printing	*	*	*	*	*	*	*	*	*	*
Other Manufacturing	17	1.1	19	1.2	79	2.2	0	195	1.1	8,288
OTHER	32	2.1	33	2.1	42	1.2	0	388	2.3	12,976
Construction	*	*	*	*	*	*	*	*	*	*
Transportation	*	*	*	*	*	*	*	*	*	*
Not Available/Other	19	1.2	19	1.2	39	1.1	0	226	1.3	13,910
TOTAL	1,522	100.0 %	1,565	100.0 %	\$3,516	100.0 %	\$0	\$17,147	100.0 %	\$12,401

1. Some taxpayers owe tax before credits but have no liability after credits are applied.

*Values cannot be revealed due to confidentiality restrictions.

**COMMERCIAL RENT TAX
TAX YEAR 2022**

**Table 21
DISTRIBUTION OF PREMISES BY BASE RENT
FOR PREMISES WITH A SMALL BUSINESS TAX CREDIT**

Premises Base Rent	% of		Liability (000)	% of Total	Median Premises Liability ¹	Premises Small Business Credit		
	Premises	Total				Total (000)	% of Total	Median
\$250,000 - \$274,999	214	13.7 %	\$45	1.3 %	\$0	\$593	3.5 %	\$2,339
\$275,000 - \$299,999	175	11.2	164	4.7	0	1,344	7.8	7,690
\$300,000 - \$349,999	315	20.1	345	9.8	0	3,617	21.1	12,259
\$350,000 - \$399,999	306	19.6	528	15.0	0	3,932	22.9	14,126
\$400,000 - \$449,999	228	14.6	395	11.2	0	3,366	19.6	16,186
\$450,000 - \$499,999	177	11.3	416	11.8	0	2,861	16.7	18,060
\$500,000 - \$549,999	150	9.6	1,623	46.2	11,312	1,435	8.4	9,255
TOTAL	1,565	100 %	\$3,516	100 %	\$0	\$17,147	100 %	\$12,296

1. Some premises owe tax before credits but have no liability after credits are applied.

**COMMERCIAL RENT TAX
TAX YEAR 2022**

**Table 22
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 ¹	Premises Small Business Credit		
						Total (000)	% of Total	Median
10001	103	6.6 %	\$166	4.7 %	\$0	\$1,228	7.2 %	\$12,809
10002	20	1.3	46	1.3	0	244	1.4	12,530
10003	54	3.5	111	3.1	0	563	3.3	11,792
10004	24	1.5	113	3.2	1,091	222	1.3	11,364
10005	23	1.5	95	2.7	1,830	229	1.3	9,306
10006	21	1.3	35	1.0	0	238	1.4	12,532
10010	60	3.8	152	4.3	0	675	3.9	12,334
10011	75	4.8	174	5.0	0	824	4.8	11,932
10012	79	5.0	143	4.1	0	901	5.3	12,720
10013	65	4.2	62	1.8	0	781	4.6	13,108
10014	37	2.4	90	2.6	0	415	2.4	12,102
10016	101	6.5	182	5.2	0	1,044	6.1	11,670
10017	111	7.1	297	8.4	0	1,168	6.8	11,551
10018	100	6.4	297	8.4	0	982	5.7	10,930
10019	118	7.5	248	7.1	0	1,324	7.7	12,871
10020	13	0.8	36	1.0	0	84	0.5	4,138
10021	27	1.7	14	0.4	0	289	1.7	13,639
10022	157	10.0	462	13.2	0	1,655	9.7	11,850
10023	32	2.0	41	1.2	0	351	2.0	11,875
10024	20	1.3	17	0.5	0	248	1.4	13,896
10028	29	1.9	38	1.1	0	345	2.0	12,996
10036	97	6.2	251	7.2	0	1,085	6.3	13,090
10038	16	1.0	54	1.5	49	161	0.9	8,594
10065	39	2.5	60	1.7	0	448	2.6	13,386
10075	18	1.2	51	1.4	0	184	1.1	11,525
10128	15	1.0	3	0.1	0	210	1.2	14,040
Other/Not Available	111	7.1	276	7.8	0	1,249	7.3	12,712
TOTAL	1,565	100.0 %	\$3,516	100.0 %	\$0	\$17,147	100.0 %	\$12,296

1. Some premises owe tax before credits but have no liability after credits are applied.

COMMERCIAL RENT TAX

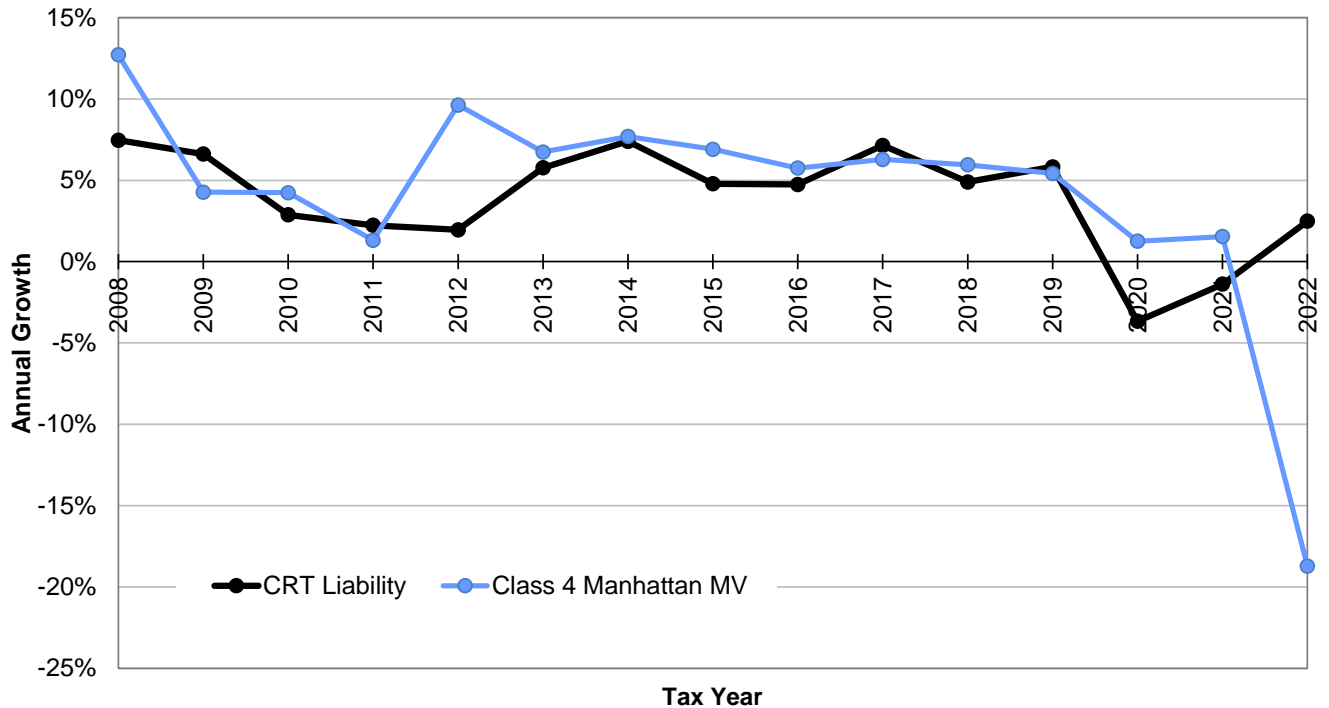
Figure 1
TAXPAYER AND PREMISES LIABILITY
TY 2008 – TY 2022



COMMERCIAL RENT TAX

Figure 2
ANNUAL GROWTH OF CRT LIABILITY COMPARED TO
MANHATTAN COMMERCIAL MARKET VALUE
TY 2008 – TY 2022

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. This relationship did not hold in 2022, likely due to the lag in CRT reflecting the impact of the pandemic on leases.



Note: The CRT tax year is from June 1 to May 31. Market values are computed as of the fifth of January prior to the start of the property tax year (July 1 – 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 93 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 fewer 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.