NYC Department of Finance

CR-Q1

FIRST QUARTER

2026/27

NEW YORK CITY DEPARTMENT OF FINANCE

COMMERCIAL RENT TAX RETURN

Applicable for the tax period June 1, 2026 to August 31, 2026 ONLY

PLEASE PRINT OR TYPE:

Name:

Address (number and street):

City and State: Zip:

Business Telephone Number:

Employer Identification Number ..... ▪

OR

Social Security Number ..... ▪ ▪

ACCOUNT TYPE ..... COMMERCIAL RENT TAX

PERIOD BEGINNING 06-01-26

PERIOD ENDING 08-31-26

DUE DATE 09-20-26

Federal Business Code .

PLEASE READ THE INSTRUCTIONS CAREFULLY SO THAT YOU PAY ONLY THE RIGHT AMOUNT OF TAX.

COMPLETE THIS RETURN BY BEGINNING WITH PAGES 2 AND 3, BUT DO NOT MAIL PAGE 2 AND 3 OR OTHER ATTACHMENTS

COMPUTATION OF TAX

A. Payment - Pay amount shown on line 4 - Make check payable to: *NYC Department of Finance* ● ▾ Payment Enclosed ▾

LINE	RATE CLASS	NO. OF PREMISES FOR EACH RATE CLASS	TOTAL BASE RENT	TAX RATE		TAX DUE: TOTAL BASE RENT X TAX RATE	
1.	$0 to $62,499 (from page 2, ine 13)		.00	0%	1.	0	00
2.	$62,500 and over (from page 2, line 14)		.00	6%	2.		
3.	Tax Credit (from page 2, line 16) (see instructions)	3.					
4.	Small Business Tax Credit (from page 2, line 17) (see instr.) .	4.					
5.	Total credits (line 3 plus line 4)				5.		
6.	**Total Remittance Due** (line 2 minus line 5). **Enter payment amount on line A, above**				6.		

ATTACH REMITTANCE TO THIS FORM AND MAIL TO THE ADDRESS BELOW.

DO NOT ATTACH PAGES 2 OR 3. DO NOT SEND YOUR PAYMENT WITH ANY VOUCHER.

DID YOUR MAILING ADDRESS CHANGE?

If so, please visit us at *nyc.gov/finance* and select "Business" in the left column. Select "Update/Change Business Name or Address" from the Online Tools. Update as required.

Mail this return with your payment to:

NYC Dept. of Finance, P.O. Box 3931, New York, NY 10008-3931.

Make remittance payable to the order of "NYC DEPARTMENT OF FINANCE". Payment must be made in U.S. dollars, drawn on a U.S. bank.

To receive proper credit, you must enter your correct Employer Identification Number or Social Security Number on your tax return and remittance.

ELECTRONIC FILING

Register for electronic filing. It is an easy, secure and convenient way to file and pay taxes on-line.
For more information log on to **nyc.gov/eservices**

YOU MAY FILE ELECTRONICALLY AT NYC.GOV/ESERVICES. IF YOU ARE FILING ON PAPER, USE THIS PAGE IF YOU HAVE THREE OR LESS PREMISES/SUBTENANTS OR MAKE COPIES OF THIS PAGE IF YOU HAVE ADDITIONAL PREMISES/SUBTENANTS. IF YOU CHOOSE TO USE A SPREADSHEET, YOU MUST USE THE CRA.FINANCE SUPPLEMENTAL SPREADSHEET WHICH YOU CAN DOWNLOAD FROM OUR WEBSITE AT WWW.NYC.GOV/CRTINFO.

EACH LINE MUST BE ACCURATELY COMPLETED. YOUR DEDUCTION WILL BE DISALLOWED IF INACCURATE INFORMATION IS SUBMITTED.

LINE	DESCRIPTION	PREMISES 1	PREMISES 2	PREMISES 3
● 1a.	Street Address ..... 1a.			
1b.	Zip Code ..... 1b.			
1c/d.	Block and Lot Number ..... 1c/1d.	1C. BLOCK 1d. LOT	1C. BLOCK 1d. LOT	1C. BLOCK 1d. LOT
● 2.	Gross Rent Paid (see instructions) ..... 2.			
3.	Rent Applied to Residential Use ..... 3.			
4a1.	***SUBTENANT'S Name if Partnership or Corporation*** (if more than one subtenant, see instructions) ..... 4a1.			
● 4a2.	Employer Identification Number (EIN) for partnerships or corporations ..... 4a2.	● EIN	● EIN	● EIN
4b1.	***SUBTENANT'S Name if Individual*** ..... 4b1.			
4b2.	Social Security Number (SSN) for individuals ..... 4b2.	● SSN	● SSN	● SSN
4c.	***Rent received from SUBTENANT*** (if more than one subtenant, see instructions) ..... 4c.			
5a.	Other Deductions (attach schedule) ..... 5a.			
5b.	Commercial Revitalization Program special reduction (see instructions) ..... 5b.			
6.	Total Deductions (add lines 3, 4c, 5a and 5b) ..... 6.			
7.	Base Rent Before Rent Reduction (line 2 minus line 6) ... 7.			
8.	35% Rent Reduction (35% X line 7) ..... 8.			
9.	Base Rent Subject to Tax (line 7 minus line 8) ..... 9.			

NOTE

- **If the line 7 amount represents rent for less than the full three-month period, proceed to line 10, or**
- **If the line 7 amount plus the line 5b amount is $62,499 or less and represents rent for a full three-month period, transfer line 9 to line 13, or**
- **If the line 7 amount plus the line 5b amount is $62,500 or more and represents rent for a full three-month period, transfer line 9 to line 14**

COMPLETE LINES 10 THROUGH 12 ONLY IF YOU RENTED PREMISES FOR LESS THAN THE THREE-MONTH PERIOD

		PREMISES 1	PREMISES 2	PREMISES 3
10.	Tenants whose rent is not paid on a monthly basis, check box and see instructions. Others complete lines 10a through 12 ..... 10.	☐	☐	☐
10a.	Number of Months at Premises during the tax period	10a. # of months / 10b. From: / 10c. To:	10a. # of months / 10b. From: / 10c. To:	10a. # of months / 10b. From: / 10c. To:
11.	Monthly Base Rent before rent reduction (line 7 plus line 5b divided by line 10a) ..... 11.			
12.	Quarterly Base Rent before rent reduction (line 11 X 3 months) ..... 12.			

- **If the line 12 amount is $62,499 or less, transfer the line 9 amount *(not the line 12 amount)* to line 13**
- **If the line 12 amount is $62,500 or more, transfer the line 9 amount *(not the line 12 amount)* to line 14**

	RATE CLASS	TAX RATE	TRANSFER THE AMOUNTS FROM LINES 13 THROUGH 17 TO THE CORRESPONDING LINES ON PAGE 1		
13.	($0 - 62,499)	0% ..... 13.			
14.	($62,500 or more)	6% ..... 14.			
15.	Tax Due before credit (line 14 multiplied by 6%) ..... 15.				
16.	Tax Credit (see worksheet below) ..... 16.				
17.	Small Business Tax Credit ..... (from pg. 3, or supplemental spreadsheet) (see instructions) ..... 17.				

Note: The tax credit only applies if line 7 plus line 5b (or line 12, if applicable) is at least $62,500, but is less than $75,000. All others enter zero.

Tax Credit Computation Worksheet

- If the line 7 amount represents rent for the full 3 month period, your credit is calculated as follows:

$$\text{Amount on line 15} \times \left(\frac{\$75{,}000 \text{ minus the sum of lines 7 and 5b}}{\$12{,}500}\right) = _____ = \text{your credit}$$

- If the line 7 amount represents rent for less than the full 3 month period, your credit is calculated as follows:

$$\text{Amount on line 15} \times \left(\frac{\$75{,}000 \text{ minus line 12}}{\$12{,}500}\right) = _____ = \text{your credit}$$

IF YOU ARE FILING ON PAPER, USE THIS PAGE IF YOU HAVE THREE OR LESS PREMISES OR MAKE COPIES IF YOU HAVE ADDITIONAL PREMISES. IF YOU CHOOSE TO USE A SPREADSHEET, YOU MUST USE THE SUPPLEMENTAL SMALL BUSINESS TAX CREDIT WORKSHEET WHICH YOU CAN DOWNLOAD FROM OUR WEBSITE AT WWW.NYC.GOV/CRTINFO.

SMALL BUSINESS TAX CREDIT WORKSHEET

A. Is your "total income" as defined by Ad. Code Section 11-704.4(a) less than $10,000,000? ..... ☐ YES ☐ NO

If your answer to Question A is NO, you are not eligible for this credit.

B. Is your "Base Rent Before Rent Reduction" (page 2, line 7) for any premises at least $62,500 but less than $137,500? ... ☐ YES ☐ NO

If the answer to this Question is NO for any of the premises, you are not eligible for this credit for those premises whose Base Rent Before Reduction is either less than $62,500 or equal to or greater than $137,500 and you should not complete this worksheet for those premises.

INCOME FACTOR CALCULATIONS - Complete either lines 1a and 1b OR lines 2a and 2b

1a.	Enter amount of total income, if total income is $5,000,000 or less (see instructions) ..... **1a.**	
1b.	Income factor (see instructions) ..... **1b.**	
2a.	Enter amount of total income if total income is more than $5,000,000 but less than $10,000,000 (see instructions). ..... **2a.**	
2b.	If total income is more than $5,000,000 but less than $10,000,000: Income Factor is (10,000,000 - line 2a) / 5,000,000 ..... **2b.**	

RENT FACTOR CALCULATIONS - Complete either lines 3a and 3b OR lines 4a and 4b

	PREMISES	PREMISES	PREMISES
3a. Enter amount of base rent, if base rent from Page 2, line 7 is less than $125,000 ..... **3a.**			
3b. Rent factor (see instructions) ..... **3b.**			
4a. Enter amount of base rent if base rent from Page 2, line 7 is at least $125,000 but less than $137,500 (see instructions). ..... **4a.**			
4b. If base rent from Page 2, line 7 is at least $125,000 but less than $137,500: Rent Factor is ($137,500 - line 4a) / 12,500 ..... **4b.**			

KEEP THIS PAGE FOR YOUR RECORDS. DO NOT FILE

CREDIT CALCULATION

5a. Page 2, line 15 (Tax at 6%) ..... **5a.**			
5b. Page 2, line 16 (Tax Credit from Tax Credit Computation Worksheet on Page 2) ..... **5b.**			
5c. (line 5a - line 5b) X (line 1b or 2b) X (line 3b or 4b). Enter here and on Page 2, line 17 ..... **5c.**			

WORKSHEET FOR TENANTS WHO PAY RENT FOR A PERIOD OTHER THAN ONE MONTH (SEE INSTRUCTIONS)

To determine the quarterly base rent before rent reduction, divide the rent paid during the tax period by the number of days for which the rent was paid, multiply the result by the number of days in the tax year and divide that result by 4. Enter the result on line 5 here and Page 2, line 12.

	PREMISES	PREMISES	PREMISES
1. Amount of rent paid for the period ..... 1.			
2. Number of days in the rental period for which rent was paid ..... 2.			
3. Rent per day (divide line 1 by line 2. Round to the nearest whole dollar) ..... 3.			
4. Annualized rent (multiply rent per day, line 3 by 365. In case of a leap year, multiply by 366. Round to the nearest whole dollar) ..... 4.			
5. Quarterly Base Rent before rent reduction (divide the **result** on line 4 by 4. Round to the nearest whole dollar) ..... 5.			