

New York City Department of Finance
Notice of Adoption of Final Rules

Pursuant to the authority vested in the New York City Department of Finance (“DOF”) by sections 1043(a) and 1504 of the New York City Charter, as well as section 499-ffff of the Real Property Tax Law (“RPTL”), DOF hereby adopts rules to comply with amendments made to the RPTL in relation to the Childcare Center Tax Abatement. The abatement was previously set to terminate after the 2030 tax year. These rule amendments extend the abatement to the 2032 tax year.

Statement of Basis and Purpose

The New York City Department of Finance is adopting the following rule change pursuant to the powers set forth in New York City Charter §§ 1043(a) and 1504, as well as Real Property Tax Law (“RPTL”) § 499-ffff. This rule amendment consists of changes to bring the Rules of the City of New York (“RCNY”) into alignment with changes to the RPTL enacted by the Legislature in Chapter 609 of 2025. These changes relate to the Childcare Center Tax Abatement, which is a property tax abatement for eligible buildings where construction, conversion, alteration or improvement of such building results in a childcare center or an increase in the number of children allowed in an existing childcare center. A proposed version of these rules was published in the City Record on January 20, 2026. See City Record at 249-51 (Jan. 20, 2026). DOF held a hearing for public comment on February 20, 2026. DOF did not receive written or oral comments.

Section one of this rule amends 19 RCNY § 60-02 to extend the Childcare Center Tax Abatement program to 2032 in accordance with RPTL § 499-bbbbb, which was amended by Chapter 609 of 2025.

Sections two and three of this rule amend 19 RCNY § 60-03 to clarify that applications for the Childcare Center Tax Abatement may be submitted no later than March 15, 2027, in accordance with RPTL § 499-cccc as amended by Chapter 609 of 2025.

These rule amendments allow more time for the creation of new childcare centers and for the expansion of existing centers.

New material is underlined.

[Deleted material is in brackets.]

“Shall” and “must” denote mandatory requirements and may be used interchangeably in the rules of this department unless otherwise specified or unless the context clearly indicates otherwise.

Rule Amendment

Section 1. Subdivision c of section 60-02 of Title 19 of the Rules of the City of New York is amended to read as follows:

c. [Such childcare center tax abatement or enhanced childcare center tax abatement shall be provided for a tax year commencing on or after July 1, 2023, and ending on June 30, 2030.] No [such] childcare center tax abatement or enhanced childcare center tax abatement shall

be provided for any tax year [ending on June 20, 2023, or] commencing on or after July 1, [2030] 2032.

§ 2. Subdivision a of section 60-03 of Title 19 of the Rules of the City of New York is amended to read as follows:

a. *Submission of application.* To obtain a childcare center tax abatement or an enhanced childcare center tax abatement, an applicant must submit a completed application to the Department on a form prescribed by the Commissioner. Such application must be submitted no later than the March 15 immediately preceding July 1 of the tax year for which the abatement is sought[, as follows:

1. To receive such an abatement for the tax year commencing July 1, 2023, an application must be submitted no later than March 15, 2023.

2. To receive such an abatement for the tax year commencing July 1, 2024, an application must be submitted no later than March 15, 2024.

3. To receive such an abatement for the tax year commencing July 1, 2025, an application must be submitted no later than March 15, 2025].

§ 3. Subdivision b of section 60-03 of Title 19 of the Rules of the City of New York is amended to read as follows:

b. In no event may an application be submitted later than March 15, [2025] 2027.