

New York City Department of Finance

Notice of Public Hearing and Opportunity to Comment on Proposed Rules

What are we proposing? The New York City Department of Finance (“DOF”) is proposing amendments to rules in order to comply with amendments made to the Real Property Tax Law (“RPTL”) in relation to the Childcare Center Tax Abatement. The abatement was previously set to terminate after the 2030 tax year. The proposed rule amendments would extend the abatement to the 2032 tax year.

When and where is the hearing? NYC Department of Finance will hold a public hearing on the proposed rule. The public hearing will take place at 11:00 AM on February 20, 2026. The hearing will be conducted remotely through Microsoft Teams. To participate in the public hearing, enter the URL <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>. If prompted to provide the meeting ID, please enter: 218 604 161 833 09; If prompted for a passcode, please enter the following: c8oT233H. You can also participate in the hearing via telephone by calling + 1 646-893-7101. The Phone conference ID: 332 846 145#

This location has the following accessibility option(s) available:
Audio-only access.

How do I comment on the proposed rules? Anyone can comment on the proposed rules by:

- **Website.** You can submit comments to the NYC Department of Finance through the NYC rules website at <http://rules.cityofnewyork.us>.
- **Email.** You can email comments to DOFRules@finance.nyc.gov.
- **Mail.** You can mail comments to NYC Department of Finance, Legal Affairs Division, 375 Pearl Street, 30th Floor, New York, NY 10038, Attn: Timothy Byrne.
- **Fax.** You can fax written comments to NYC Department of Finance, Attn: Timothy Byrne, at (212) 748-6981.
- **By speaking at the hearing.** Anyone who wants to comment on the proposed rule at the public hearing must sign up to speak. You can sign up before the hearing by calling Joan Best at (212) 748-7214. You can speak for up to three minutes. Please note that the hearing is for accepting oral testimony only and is not held in a “Question and Answer” format.

Is there a deadline to submit comments? The deadline to submit written comments is February 20, 2026.

What if I need assistance to participate in the hearing? You must contact NYC Department of Finance’s Office of Legal Affairs if you need a reasonable accommodation of a disability at the hearing. You must tell us if you need a sign language interpreter. You can tell us by mail at the address given above. You may also tell us by telephone by calling Joan Best at (212) 748-7214; or by email at bestj@finance.nyc.gov. Advance notice is requested to allow sufficient time to arrange the accommodation. Please provide at least 72 hours’ notice prior to the hearing to ensure availability. This location has the following accessibility option(s) available: Audio-only access.

Can I review the comments made on the proposed rules? You can review the comments made online on the proposed rules by going to the website at <http://rules.cityofnewyork.us/>. A few days after the hearing, copies of all comments submitted online, copies of all written comments, and a video recording of oral comments concerning the proposed rule will be available on the DOF website. Copies of these documents may also be reviewed at NYC Department of Finance, Legal Affairs Division, 375 Pearl Street, 30th Floor, New York, N.Y. 10038.

What authorizes NYC Department of Finance's to make this rule? Sections 1043(a) and 1504 of the New York City Charter ("Charter"), as well as section 499-fffff of the RPTL, authorize DOF to make this proposed rule. This proposed rule was not included in the DOF's regulatory agenda for this Fiscal Year because it was not contemplated when the DOF published the agenda.

Where can I find the NYC Department of Finance's rules? The NYC Department of Finance's rules are in title 19 of the Rules of the City of New York. See the link below.
<https://codelibrary.amlegal.com/codes/newyorkcity/latest/NYCrules/0-0-0-34211>

What laws govern the rulemaking process? NYC Department of Finance must meet the requirements of Section 1043 of the Charter when creating or changing rules. This notice is made according to the requirements of Section 1043 of the Charter.

Statement of Basis and Purpose of Proposed Rule

The New York City Department of Finance is proposing the following rule change pursuant to the powers set forth in New York City Charter ("Charter") §§ 1043(a) and 1504, as well as Real Property Tax Law ("RPTL") § 499-fffff. 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.

Section one of this rule would amend 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 would 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-ccccc as amended by Chapter 609 of 2025.

These proposed rule amendments would 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.

Proposed 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.

**NEW YORK CITY MAYOR'S OFFICE OF OPERATIONS
253 BROADWAY, 10th FLOOR
NEW YORK, NY 10007
212-788-1400**

**CERTIFICATION / ANALYSIS
PURSUANT TO CHARTER SECTION 1043(d)**

RULE TITLE: Amendment of Rules Relating to Childcare Center Tax Abatement

REFERENCE NUMBER: DOF-79

RULEMAKING AGENCY: Department of Finance

I certify that this office has analyzed the proposed rule referenced above as required by Section 1043(d) of the New York City Charter, and that the proposed rule referenced above:

- (i) Is understandable and written in plain language for the discrete regulated community or communities;
- (ii) Minimizes compliance costs for the discrete regulated community or communities consistent with achieving the stated purpose of the rule; and
- (iii) Does not provide a cure period because it does not establish a violation, modification of a violation, or modification of the penalties associated with a violation.

/s/ Francisco X. Navarro
Mayor's Office of Operations

December 23, 2025
Date

**NEW YORK CITY LAW DEPARTMENT
DIVISION OF LEGAL COUNSEL
100 CHURCH STREET
NEW YORK, NY 10007
212-356-4028**

**CERTIFICATION PURSUANT TO
CHARTER §1043(d)**

RULE TITLE: Amendment of Rules Relating to Childcare Center Tax Abatement

REFERENCE NUMBER: 2025 RG 105

RULEMAKING AGENCY: Department of Finance

I certify that this office has reviewed the above-referenced proposed rule as required by section 1043(d) of the New York City Charter, and that the above-referenced proposed rule:

- (i) is drafted so as to accomplish the purpose of the authorizing provisions of law;
- (ii) is not in conflict with other applicable rules;
- (iii) to the extent practicable and appropriate, is narrowly drawn to achieve its stated purpose; and
- (iv) to the extent practicable and appropriate, contains a statement of basis and purpose that provides a clear explanation of the rule and the requirements imposed by the rule.

/s/ STEVEN GOULDEN
Senior Counsel

Date: December 23, 2025