

'Cut Costs. Build Homes. Keep New Yorkers Here' Legislative Package



- Median Single-Family home price in NYS in 2025 was \$586,400, 27% higher than the national average.¹
- Average monthly rental rate is \$3,485 in New York City, that is 75% higher than the national average.²
- Between 2020 and 2024, the number of housing units in NYS increased by 190,000. During this same period, Florida increased their number of units by 764,000 and Texas by over a million.³



INCREASING HOUSING SUPPLY

S.538 (*Martins*) - Means test rent-controlled apartments to ensure people who need affordable housing are occupying them.

S.3545 (*Borrello*) - Streamlines the environmental review process to make it easier to build more homes.

S.529 (*Martins*) - Establishes the local initiatives task force on housing, to collaborate with local government officials, state agencies, and stakeholders to develop best practices for local governments to incentivize housing development.



HOMEOWNERSHIP AFFORDABILITY

S.850 (*Helming*) – Provides a first-time homebuyer tax credit for local property taxes.

S.8489 (*Weber*) – Freezes real property taxes for three years to provide relief to New York homeowners. New York has some of the highest property taxes in the nation.

S.852 (*Helming*) - Give homebuyers who rehabilitate dilapidated properties an exemption from property tax reassessment.

S.9270 (*Chan*) – Establishes a new part of the housing court dedicated exclusively to buildings 35 units or less. The owners and tenants of these smaller buildings would benefit from faster resolution of issues.

S.576 (*Helming*) - Establishes a tax credit for individuals or businesses installing new manufactured homes.



LOWERING CONSTRUCTION COSTS

S.1167 (*Mattera*) - Repeal the All-Electric Building Act. The all-electric mandate will increase the cost of the average single-family home by about \$20,000.

S.8621 (*Mattera*) - Allow building developers to comply with the less costly and less burdensome 2020 Energy Codes in lieu of the 2025 Energy Code. This would result in lowering the cost of an average single-family home by approximately \$7,400.

¹ Treece, Kiah. Median Home Price by State: How Much do Houses Cost. 18 September 2025. Forbes.com

² According to Zillow.

³ United States Census Bureau. National, State and County Housing Unit Totals: 2020 – 2024.