



Annual Report 2025

New York State Senate Standing Committee on
Cities 1 (New York City)

Senator Luis R. Sepúlveda

Chair

Senator Andrea Stewart-Cousins
President Pro Tempore
NYS Senate Majority Leader



CHAIR

Cities 1

Judicial Diversity Subcommittee

MEMBER

Codes

Crime Victims, Crime and Correction

Finance

Judiciary

NYC Education

Rules



THE SENATE
STATE OF NEW YORK

SENATOR LUIS R. SEPÚLVEDA
32ND DISTRICT

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December 2025

The Honorable Andrea Stewart-Cousins
Temporary President and Majority Leader
New York State Senate
Albany, NY 12247

Dear Senator Stewart-Cousins:

I am pleased to transmit the Annual Report of the Senate Standing Committee on Cities 1 for the 2025 Legislative Session. As Chair, I am proud to continue to lead our efforts to address important matters under my committee's jurisdiction.

During the 2025 Session, this Committee met seven times in Session and reported 51 bills.

I thank my colleagues who served on the Committee for their efforts and support of the work that was done in the Committee this year, and I thank you for the continued support from the Majority Conference in the Committee's operations.

Sincerely,

A handwritten signature in cursive script that reads "Luis R. Sepúlveda".

Senator Luis R. Sepúlveda, Esq.
Chairperson

2025 LEGISLATIVE SESSION REPORT

NEW YORK STATE SENATE STANDING COMMITTEE ON CITIES 1

**Senator Luis R. Sepúlveda,
Chairperson**

Committee Members

Joseph P. Addabbo, Jr.

Cordell Cleare

Roxanne J. Persaud

Julia Salazar

Stephen T. Chan

Andrew J. Lanza

Committee Staff

Darla Maridueña, Legislative Director

COMMITTEE JURISDICTION AND OVERVIEW

The New York State Senate Standing Committee on Cities 1 has legislative oversight responsibilities for issues concerning the City of New York.

During the 2025 Legislative Session, 141 bills were referred to the Committee for its review. Of these bills, 51 were reported from the Committee, 20 were passed by the Senate, and 14 passed in both houses. This work was conducted through a series of six committee meetings. A list of all bills that were reported from the Committee is provided at the end of this report.

COMMITTEE HIGHLIGHTS

The following key bills were acted on by the Committee in 2025:

- **S.590A (Krueger)** Repeals certain provisions regarding the adoption of a new or revised city charter proposed by a charter commission which limits the submission of questions to a city's qualified electors; eliminates the rule that provides that whenever a city charter commission puts a proposal on the local ballot, all other local referendum proposals are barred from the ballot.
Significant Act: 06/12/25 Substituted By A3665A - 12/05/25 Vetoed Memorandum 63
- **S.4554A (Scarcella-Spanton)** Relates to filing timely notices of participation in World Trade Center rescue efforts for the purposes of receiving World Trade Center benefits.
Significant Act: 09/10/2025 Chaptered 390
- **S.7049A (Fernandez)** Authorizes the city of New York to discontinue the use as parkland and alienate certain land within Ferry Point Park in the borough of the Bronx through the entering of leases or other agreements with Bally's New York Operating Company, LLC.
Significant Act: 06/18/2025 Chaptered 152
- **S.7121A (Liu)** Authorizes the city of New York to discontinue the use as parkland and alienate certain land within Flushing Meadows Corona Park.
Significant Act: 05/27/25 Substituted By A6781B - 06/18/25 Chaptered 138
- **S.7223 (Persaud)** Relates to authorizing the city of New York to transfer and convey certain city owned property to the Bedford-Stuyvesant volunteer ambulance corps.
Significant Act: 12/05/25 Chaptered 608
- **S.7685 (Persaud)** Relates to increasing the amount of the childcare center tax abatement for certain properties in a city having a population of one million or more for abatements taken in a tax year commencing on or after July first, two thousand twenty-five; provides that no such childcare center tax abatement shall be authorized for any tax year commencing on or after July first, two thousand thirty-two; extends the deadline for application for such childcare center tax abatement to March fifteenth, two thousand twenty-seven.
Significant Act: 12/05/25 Chaptered 609
- **S.7748 (Jackson)** Provides for a line of duty disability presumption for any condition of impairment of health caused by diseases of the lung, resulting in total or partial disability or death of certain deputy sheriff members of a retirement system in certain cities.
Significant Act: 12/19/25 Vetoed Memorandum 154
- **S.7749 (Jackson)** Provides for a line of duty presumption for disabilities of deputy sheriffs in a city with a population of one million or more.
Significant Act: 12/19/25 Vetoed Memorandum 155
- **S.7980 (Gounardes)** Relates to the determination of adjusted base proportions in special assessing units which are cities for fiscal year 2026.
Significant Act: 10/27/25 Chaptered 487
- **S.8063A (Gounardes)** Provides for relocation and employment assistance credits in cities with a population of one million or more.
Significant Act: 06/11/25 Substituted By A.8676 - 06/26/25 Chaptered 171

- **S.8180 (Sepúlveda)** Extends the authorization for the city of New York to sell to abutting property owners real property owned by such city, consisting of tax lots that cannot be independently developed due to the size, shape, configuration and topography of such lots and the zoning regulations applicable thereto.
Significant Act: 08/07/25 Chaptered 318
- **S.8245 (Sepúlveda)** Extends certain provisions relating to the sale of bonds and notes of the city of New York, the issuance of bonds or notes with variable rates of interest, interest rate exchange agreements of the city of New York, the refunding of bonds, and the down payment for projects financed by bonds; extends the New York state financial emergency act for the city of New York; makes further amendments relating to the effectiveness thereof.
Significant Act: 06/09/25 Substituted By A.8416 - 06/18/25 Chaptered 147
- **S.8256 (Sutton)** Prohibits the issuance of violations or tickets during certain weekend hours to residential occupants for violations of the sanitation department regulations regarding placing trash or garbage out for collection earlier than allowed under the city routing system designated hours.
Significant Act: 12/19/25 Chaptered 705

TWO HOUSE BILLS

BILL	SPONSOR	SUMMARY	SIGNIFICANT ACT
S.04554A	SCARCELLA- SPANTON	Relates to filing timely notices of participation in World Trade Center rescue efforts for the purposes of receiving World Trade Center benefits.	Chaptered 390
S.06988A	JACKSON	Grants members of the city of New York's police force eligibility for retirement and pension based on previous service as traffic enforcement agents.	Substituted By A.1778C - Vetoed Memorandum 120
S.07121A	LIU	Authorizes the city of New York to discontinue the use as parkland and alienate certain land within Flushing Meadows Corona Park.	Substituted By A.6781B - Chaptered 138
S.07685	PERSAUD	Relates to increasing the amount of the childcare center tax abatement for certain properties in a city having a population of one million or more for abatements taken in a tax year commencing on or after July first, two thousand twenty-five; provides that no such childcare center tax abatement shall be authorized for any tax year commencing on or after July first, two thousand thirty-two; extends the deadline for application for such childcare center tax abatement to March fifteenth, two thousand twenty-seven.	Chaptered 609
S.07748	JACKSON	Provides for a line of duty disability presumption for any condition of impairment of health caused by diseases of the lung, resulting in total or partial disability or death of certain deputy sheriff members of a retirement system in certain cities.	Vetoed Memorandum 154

SUMMARY OF COMMITTEE ACTIVITY

BILL	SPONSOR	SUMMARY	SIGNIFICANT ACT
S.00127	COMRIE	Provides that any small property owner that owns twenty units or less shall be entitled to free legal services if such small property owner can prove a loss of at least twenty percent of rent payments in a calendar year; defines "small property owner" as any lessor in a residential real property transaction, and includes an owner of twenty units or less who lists residential real property for lease with an agent, whether or not a lease results, or who receives an offer to lease twenty units of residential real property or less.	Reported to Senate Finance
S.00419	LIU	Requires public utility companies to repair or replace all damaged residential lateral sewer and water pipes where such damage was caused by such public utility company.	Reported to Senate Finance
S.00949	JACKSON	Provides for service of notice of violations of any provision of title sixteen of the administrative code of the city of New York by the department of sanitation on a respondent that is a closed commercial establishment.	Senate Rules
S.01077	SALAZAR	Enacts the New York city arts space act which provides tax benefits for eligible arts spaces.	Senate Rules
S.01146	GOUNARDES	Removes the eight year expiration for judgments entered by the New York City environmental control board.	Senate Rules
S.01219	BAILEY	Requires, in cities having a population of one million or more, supportive housing be disbursed throughout the boroughs of such city in proportion to the borough population.	Reported to Senate Housing, Construction and Community Development
S.01286	PERSAUD	Relates to increasing fines for individuals who fail to comply with a stop work order; increases fines from \$6,000 to \$10,000 for initial violation and \$12,000 to \$20,000 for subsequent violations.	Senate Rules
S.01451	KAVANAGH	Relates to creating the Neighborhood Small Business Rent Increase Exemption; provides a tax abatement for limiting rent increases on small businesses in a city of one million or more persons.	Reported to Senate Finance

BILL	SPONSOR	SUMMARY	SIGNIFICANT ACT
S.01539	SEPÚLVEDA	Relates to notification and hearings for proposed construction or removal of bicycle lanes or racks; requires a presentation at a public hearing when the department of transportation proposes to construct or remove a bicycle lane or rack; defines terms.	Reported to Senate Transportation
S.01805	FERNANDEZ	Authorizes application of the property tax abatement for rent-controlled or rent regulated properties occupied by senior citizens or disabled persons, to those units occupied by tenants paying the maximum allowable rent when such rent exceeds 1/2 of the household income; provides for state payments to cities affected thereby equal to 10% of lost real property tax revenue.	Reported to Senate Finance
S.02024A	KRUEGER	Authorizes the independent budget office of the city of New York to obtain certain tax data for purposes of evaluation.	Senate Rules
S.02436	KRUEGER	Prohibits the sale of ATVs and off-highway motorcycles in the city of New York; provides enforcement mechanisms and penalties.	Passed the Senate
S.02470	PARKER	Provides for a tax abatement for electric energy storage equipment placed in service after January 1, 2027 and before January 1, 2029.	Passed the Senate
S.03167	FELDER	Requires all agencies of the city of New York which issue summons to document violations with photographic evidence when feasible.	Enacting Clause Stricken
S.03181	FELDER	Authorizes the commissioner of finance of the city of New York to establish a property tax amnesty program; provides that such program shall last for 4 months and shall forgive up to \$1000 of interest on a delinquent tax bill if 100 percent of the principal bill is paid.	Enacting Clause Stricken
S.03199	HOYLMAN-SIGAL	Requires property owners to dedicate certain residential units to rent regulated status following demolition and new construction or substantial renovation.	Reported to Senate Finance

BILL	SPONSOR	SUMMARY	SIGNIFICANT ACT
S.03392	GOUNARDES	Establishes the "one city act" which applies to cities with a population of one million or more and provides for an agency to disclose the personal information of individuals that would otherwise be restricted from disclosure to another agency or agent thereof for the limited purpose of providing benefits, services, or care coordination to individuals or a research study concerning the provision of benefits, services or care coordination.	Reported to Senate Internet and Technology
S.03877	HOYLMAN-SIGAL	Requires the New York city department of buildings to confirm that there are no tenants living at certain properties prior to approving or issuing permits for the demolition or the substantial alteration or renovation of such properties.	Senate Rules
S.03884	SEPÚLVEDA	Relates to requiring the Department of Homeless Services to notify the affected community board prior to locating transitional housing for the homeless; requires written notification sixty days before the department enters into a contractual arrangement with a transitional housing provider or otherwise finalizes its decision to use or expand a location as transitional housing.	Reported to Senate Social Services
S.04272	KAVANAGH	Provides for direct-pay tax abatement credits for solar electric generating systems and electric energy storage systems in connection with eligible buildings; provides such eligible properties shall include: 501(c)(3) corporations, associations, organizations or trusts and income-restricted affordable housing properties.	Reported to Senate Energy and Telecommunications
S.04343	COMRIE	Relates to extending certain filing deadlines for the industrial and commercial abatement program by authorizing the department of finance to accept certain applications for an additional three months.	Reported to Senate Finance
S.04554A	SCARCELLA-SPANTON	Relates to filing timely notices of participation in World Trade Center rescue efforts for the purposes of receiving World Trade Center benefits.	Chaptered 390
S.04740	SEPÚLVEDA	Relates to the disposal of seized perishable or canned foods; provide such foods should not be disposed of but should be donated to a food relief organization or homeless shelter.	Senate Rules

BILL	SPONSOR	SUMMARY	SIGNIFICANT ACT
S.04864	BAILEY	Provides for emergency evacuation plans for vulnerable occupants in all residential occupancies; requires designated safe spaces equipped with emergency medical supplies in buildings greater than 125 feet (38 100 mm) in height; provides for a voluntary registry to meet the special needs of occupants who require assistance during evacuations or other emergency situations.	Reported to Senate Finance
S.05084	SEPÚLVEDA	Establishes a process for neutral arbitrators to review certain disciplinary decisions and penalties imposed on members of the New York city police department.	Reported to Senate Finance
S.05208	SCARCELLA-SPANTON	Requires community boards to provide public notice of any planned siting and construction of battery energy storage systems and to provide for annual inspections of such battery energy storage systems; defines “battery energy storage systems”; requires operators of such battery energy storage systems to submit to the requirements of community boards regarding notice and inspection requirements.	Senate Rules
S.05662	KAVANAGH	Relates to authorizing a reduction of taxes pursuant to shelter rent; provides that such taxes shall not be assessed on projects located in New York City.	Reported to Senate Finance
S.05803	SEPÚLVEDA	Requires the New York city department of corrections and the New York city health and hospitals corporation to adopt safety policies to protect health care workers who treat incarcerated individuals.	Reported to Senate Finance
S.06037	PARKER	Establishes the office of the youth public advocate in the executive office of the mayor; provides that the office will operate and maintain youth-related services and programs, including but not limited to, after school programs, jobs, literacy programs and youth internships, and will develop and implement policies to increase summer employment, high school admission, retention and graduation rates.	Reported to Senate Finance
S.06353	COMRIE	Provides a green infrastructure tax abatement for the construction of green infrastructure projects on certain properties in a city of one million or more.	Reported to Senate Finance

BILL	SPONSOR	SUMMARY	SIGNIFICANT ACT
S.06595	JACKSON	Provides a tax abatement for facility-integrated carbon-to-value equipment in a city with a population of one million or more.	Reported to Senate Finance
S.06685	CLEARE	Requires compliance with the city's uniform land use review procedure for the disposition of land or buildings by the corporation.	Passed the Senate
S.06761	JACKSON	Establishes that area median income shall be calculated either per each zip code or per region in the city of New York, whichever is lower.	Reported to Senate Housing, Construction and Community Development
S.06847	COMRIE	Relates to enacting the "adjacent neighbors' bill of rights"; requires the department of buildings to develop a bulletin known as the "adjacent neighbors' bill of rights" advising homeowners who are adjacent to a property under development or construction of their rights and available resources and post such bulletin on the department's website.	Senate Rules
S.06877	COMRIE	Provides for increased fines for overnight parking of tractor-trailer combinations, tractors, truck trailers and semi-trailers on residential streets in the city of New York.	Senate Rules
S.06988A	JACKSON	Grants members of the city of New York's police force eligibility for retirement and pension based on previous service as traffic enforcement agents.	Substituted By A.1778C - Vetoed Memorandum 120
S.07121A	LIU	Authorizes the city of New York to discontinue the use as parkland and alienate certain land within Flushing Meadows Corona Park.	Substituted By A.6781B - Chaptered 138
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