



THE CITY OF NEW YORK
OFFICE OF THE MAYOR
NEW YORK, N.Y. 10007

12/31/2025

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December 31, 2025

Hon. Michael McSweeney
City Clerk and Clerk of the Council
141 Worth Street
New York, NY 10013

Re: Disapproval of Introductory No. 1407-A

Dear Mr. McSweeney:

Pursuant to Section 37 of the New York City Charter, I hereby disapprove Introductory No. 1407-A, which would amend the administrative code of the city of New York, “in relation to the sale of tax liens.” I am also separately disapproving Introductory No. 570-B, which would amend the administrative code of the city of New York, “in relation to creating a land bank,” Introductory No. 1419-A, which would amend the administrative code of the city of New York “in relation to reporting unresolved tax liens,” and Introductory No. 1420-A, which would amend the administrative code of the city of New York, “in relation to the transfer of tax liens to a land bank.”

This suite of tax lien sale bills – comprising Int. Nos. 570-B, 1407-A, 1419-A, and 1420-A – is not only ill-conceived, but Int. No. 1407-A would directly harm low-income and middle-income homeowners. The vast majority of New Yorkers pay their property taxes as required, but when homeowners are delinquent, the City may initiate a foreclosure action. Such actions are not only rare, but are also resolved over 90% of the time before the property is foreclosed upon, a testament to the fact that the City’s enforcement system codified in Local Law 82 of 2024 works – it helps delinquent owners come into compliance and stay in their homes.

Int. No. 1407-A would predicate the sale of tax liens on the term and condition that no purchaser of a tax lien may foreclose upon a lien on class one residential real property occupied by the owner as a primary resident until one year has passed after the date of sale and the value of the lien reaches a newly-established arbitrary threshold of the lesser amount of 15% of the property value or \$70,000. Over 95% of all class one foreclosure actions initiated since 2015 have fallen below that threshold, meaning that this bill would effectively remove foreclosure as an option for nearly all delinquent property owners. Implementing Int. No. 1407-A’s threshold would cause tax delinquency rates to increase because New York City would not begin the foreclosure process until the tax burden becomes insurmountable for low-income and moderate-income homeowners to resolve and because it would let savvy owners avoid foreclosure even when they have the means to pay off their tax debt. The City should work with homeowners to pay off their tax debt, not reward delinquent owners by removing the City’s enforcement power.

Accordingly, I hereby disapprove Introductory No. 1407-A.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Adams".

Eric Adams
Mayor

Cc: Hon. Adrienne Adams, Speaker

Proposed Int. No. 1407-A

By The Speaker (Council Member Adams) and Council Members Nurse, Brannan, Fariñas, Schulman, Avilés, Williams, Banks, Lee, Brooks-Powers, Stevens, Hanif, Ossé, Hudson and Louis

A Local Law to amend the administrative code of the city of New York, in relation to the sale of tax liens

Be it enacted by the Council as follows:

1 Section 1. The opening paragraph of subdivision b of section 11-319 of the administrative
2 code of the city of New York, as amended by local law number 82 for the year 2024, is amended
3 to read as follows:

4 b. The commissioner of finance, on behalf of the city, may sell tax liens, either individually,
5 in combinations, or in the aggregate, pursuant to the procedures provided [herein] in this chapter.
6 [The] Subject to the provisions of this chapter, the commissioner of finance shall establish the
7 terms and conditions of a sale of a tax lien or tax liens; provided that such terms and conditions
8 shall prohibit any purchaser of a tax lien or tax liens from commencing an action to foreclose such
9 tax lien or tax liens, pursuant to section 11-335, against any class one property that is residential
10 real property, as such class of property is defined in subdivision one of section eighteen hundred
11 two of the real property tax law, and occupied by an owner of such property who is a primary
12 resident of such property, unless such purchaser commences such action no earlier than one year
13 after the date of sale, as such term is defined in subdivision e of section 11-320, and the amount of
14 the tax lien or tax liens on such property equals or exceeds the lesser of fifteen percent of the
15 market value of such property, as reflected on the final assessment roll delivered most recently to
16 the council pursuant to section 11-218, or seventy thousand dollars; and provided further that such
17 terms and conditions shall require that any purchaser of a tax lien or tax liens notify the owner of
18 record at the address of record, on a quarterly basis, of the amount of such tax lien or tax liens, the

1 steps that such purchaser has taken to enforce such tax lien or tax liens, including the
2 commencement of an action to foreclose such tax lien pursuant to section 11-335, information
3 regarding options for such owner to resolve such tax lien or tax liens, and information on how to
4 identify any other outstanding taxes, assessments, sewer rents, sewer surcharges, water rents, or
5 any other charges assessed against such property. Enactment of the local law for the year 2025 that
6 [added] amended this sentence shall be deemed to constitute authorization by the council for the
7 commissioner of finance to conduct a sale or sales of tax liens through and including December
8 thirty-first, two thousand twenty-eight by any method provided for in this chapter. Subsequent to
9 December thirty-first, two thousand twenty-eight, the city shall not have the authority to sell [tax
10 liens] a tax lien by any method provided for in this chapter other than by a negotiated sale,
11 conducted pursuant to subparagraph (i) of paragraph two of this subdivision, to the New York city
12 land bank.

13 § 2. This local law takes effect immediately.

I hereby certify that the above bill was passed by the Council of the City of
New York on Thursday, December 18, 2025 receiving the following votes:

Affirmative..... 41
Negative..... 7
Abstentions..... 0


Michael M. McSweeney, City Clerk, Clerk of the Council.

DISAPPROVED

ON THE 31st DAY OF Dec 2025
En A MAYOR