

485x Tax Abatement Chart

Option	Building Size	Affordable Set Aside %	Weighted Avg AMI	Tax Benefit	Minimum Construction Wage	Filing Fee
A	"Very Large" 150+ units in Wage Zone A, Manhattan South of 96th Street, QNS ZTA 201, BK ZTA 0101, 0102, 0103, 0104	25%	60%	5 year 100% Benefit; years 1-40 100% + Mini Tax	Lesser of \$72.45/hr increasing by 2.5% annually (7/1/25) or 65% of prevailing wage	\$5,000/unit
	"Very Large" 150+ units in Wage Zone B, QN ZTA 0105, 0102, BK ZTA 0201, 0202, 0203, 0204, 0601, 0602, 0801			3 year 100% construction benefit; Years 1-40 100% exemption + mini tax	Lesser of \$63.00/hr increasing by 2.5% annually (7/1/25) or 60% of prevailing wage	
	"Large" 100+ Units		80%	3 year 100% construction benefit + mini tax; Years 1-35 100% exemption + mini tax	\$40.00/hr increasing by 2.5% annually (7/1/25)	
B	"Modest" 6-99 Units	20%	80%	3 year 100% construction benefit + mini tax; Years 1-25 100% exemption; Years 26-35 20% exemption + mini tax	NONE	\$4,000/unit
C	"Small" 6-10 Units Outside Manhattan, Lots w/ ZFA < 12,500 Residential	50% of units rent stabilized	NONE	3 year 100% construction benefit + mini tax; 10 year 100% post-construction benefit + mini tax	NONE	\$3,000/unit
D	Homeownership; Assessed Value/SF ≤ \$89 outside Manhattan	100%	NONE	3 year 100% construction benefit + mini tax; Years 1-14 100%; Years 15-20 25% post-completion + mini tax	Follow size + location requirements (Options A & B)	\$4,000/unit