

City of New York
Department of Housing Preservation and Development
Office of Development
Division of Housing Finance
Office of Tax Incentive Programs
421-a Partial Tax Exemption Program
100 Gold Street, 9-V
New York, NY 10038

Architect's / Engineer's Certification of the Aggregate Floor Area, Dwelling Units & Room Count

Docket # _____ Address(es) _____

Borough _____ Block _____ Lot(s) _____

Total Number of Buildings _____

I, _____, certify that I am a Registered Architect or Professional Engineer licensed to practice by and in good standing with the New York State Department of Education. As such, I certify to the truth of the following in connection with the above pending application for 421-a Partial Tax Exemption:

1. I am the architect or engineer for the above Project. The annexed Plans, each page of which is initialed and dated by me as of this date, are a true copy of the most recent plans approved by the New York City Department of Buildings (hereinafter, "Plans").
2. The calculations on the following _____ [#] consecutively numbered pages of the following schedule, are a true and accurate reflection of the layout and dimensions of the Plans. The room count and dwelling unit count as shown on the schedule are in compliance with Chapter 6 of Title 28 of the Rules of the City of New York ("421-a Rules")¹.
3. The calculations of the Residential and Non – Residential Aggregate Floor Area were prepared in accordance with the guidelines described in the 421-a Rules² and the guidance provided in the latest edition of Department of Housing Preservation and Development's Frequently Asked Questions, dated _____.

¹ For purposes of this certification, rooms shall be counted in accordance with 28 RCNY § 6-01(c): "Room Count " shall be calculated in the following manner: Each dwelling unit with at least one room which either (i) contains no cooking facilities and measures at least one hundred and fifty (150) square feet, or (ii) contains cooking facilities and measures at least two hundred and thirty (230) square feet, shall count as two and one-half rooms. Every other room in the dwelling unit separated by either walls or doors, including bedrooms, shall count as an additional room, plus one-half room for a balcony, provided, however, that kitchens, cooking facilities, bathrooms or corridors shall not count as an additional room. To be included in the calculation of "room count," a room must meet the requirements of habitability as provided in Administrative Code §§ 27-746 and 27-751.

²For purposes of this certification, Aggregate Floor Area shall be measured in accordance with 28 RCNY § 6-01(c): "Aggregate Floor Area" shall mean the sum of the gross horizontal areas of all of the floors of a dwelling or dwellings and accessory structures on a lot measured from the exterior faces of exterior walls or from the center line of party walls.

I make these statements to induce the Department of Housing Preservation and Development of the City of New York to grant a partial tax exemption pursuant to Section 421-a of the New York State Real Property Tax Law, §§11-245 and 11-245.1 of the Administrative Code of the City of New York, and the 421-a Rules.

I know that the Department of Housing Preservation and Development will rely on the veracity of these statements in granting tax exemption. I certify that the above statements are true and correct to the best of my knowledge, under penalty of perjury.

Sworn to me this _____ day of _____ 200_

Notary Public or Commissioner of Deeds

[OR

Dated: _____, 200_

Seal of RA or PE]

Architect /Engineer Signature

Architect / Engineer Name

Business Name

Business Address

Phone Number

