

Check#	Date	Payee	Cash Acct	Amount	Desc.	A1-2015
12939	6/1/2015	Alexander Poole & Co	A200	\$36.00	court	
12940	6/1/2015	All Island Equipment	A200	\$17,000.00	ton roller	
12941	6/1/2015	All Island Fuel	A200	\$202.72	fuel	
12942	6/1/2015	Bay Gas	A200	\$135.00	gas	
12943	6/1/2015	Bissett Nursery	A200	\$238.97	beautification	
12944	6/1/2015	Canon Financial	A200	\$1,119.96	office	
12945	6/1/2015	Cassone Leasing	A200	\$118.00	trailer	
12946	6/1/2015	East Island Asphalt	A200	\$1,054.80	asphalt	
12947	6/1/2015	NYS Employees Insur	A200	\$4,429.11	benefits	
12948	6/1/2015	Flynn Stenography	A200	\$852.70	transcripts	
12949	6/1/2015	Hylands Printing	A200	\$379.00	printing	
12950	6/1/2015	Maribel Krotchinsky	A200	\$140.00	translater	
12951	6/1/2015	Lydel Brookhaven	A200	\$292.32	asphalt	
12952	6/1/2015	Barbara O'Malley	A200	\$112.86	reimb judge	
12953	6/1/2015	Purchase Power	A200	\$678.07	postage	
12954	6/1/2015	Quill	A200	\$90.04	court off supplies	
12955	6/1/2015	Schaeffer Venaglia Handler	A200	\$5,000.00	Lawyer fees	
12956	6/1/2015	SCVOA	A200	\$385.00	training	
12957	6/1/2015	Searles Graphics	A200	\$132.00	office supplies	
12958	6/1/2015	Searles Media	A200	\$473.83	website	
12959	6/1/2015	Service Education	A200	\$1,035.00	website for court	
12960	6/1/2015	Solstice	A200	\$722.28	benefits	
12961	6/1/2015	South Shore Press	A200	\$50.05	adv	
12962	6/1/2015	Staples	A200	\$522.14	office supplies	
12963	6/1/2015	Suff Cty Hwy Superintendents	A200	\$100.00	dues	
12964	6/1/2015	Ultimate Mower Repair	A200	\$1,066.59	car repairs	
12965	6/1/2015	Velvetop Products	A200	\$2,728.20	DPW supplies	
12966	6/1/2015	VEP	A200	\$75.80	comp repair	
12967	6/1/2015	Verizon Wireless	A200	\$401.81	cellphones	
12968	6/1/2015	Verizon Wireless	A200	\$4,371.04	cellphones	
12969	6/1/2015	Winter Bros Hauling	A200	\$145.00	dumpster	

TOTAL

\$44,088.29

Mayor Spery  
Trustee Anderson  
Trustee Manzella  
Trustee Snyder  
Trustee Summa

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# STATE OF NEW YORK

6212--A

2015-2016 Regular Sessions

## IN ASSEMBLY

March 17, 2015

Introduced by M. of A. MURRAY -- read once and referred to the Committee on Ways and Means -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to authorize the village of Mastic Beach to enter into a contract to sell or pledge as collateral for a loan some or all of the delinquent liens held by such city to a private party or engage a private party to collect some or all of the delinquent tax liens held by it; and providing for the repeal of such provisions upon expiration thereof

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

- 1 Section 1. Notwithstanding any provision of any general, special or  
2 local law to the contrary, the village of Mastic Beach may enter into a  
3 contract to sell some or all of the delinquent tax liens held by it to a  
4 private party, subject to the following conditions:
- 5 (a) The consideration to be paid for a sale of the delinquent tax  
6 liens held by it may be more or less than the face amount of the tax  
7 liens sold.
- 8 (b) Property owners shall be given at least 30 days advance notice of  
9 sale in the same form and manner as provided by subdivision 2 of section  
10 1190 of the real property tax law. Failure to provide such notice or the  
11 failure of the addressee to receive the same shall not in any way affect  
12 the validity of any sale of a tax lien or tax liens or the validity of  
13 the taxes or interest prescribed by law with respect thereto.
- 14 (c) The village of Mastic Beach shall set the terms and conditions of  
15 the contract of sale or loan.
- 16 (d) The tax lien purchaser must 30 days prior to the commencement of  
17 any foreclosure action provide to the village of Mastic Beach a list of  
18 liens to be foreclosed. The village of Mastic Beach may, at its sole  
19 option and discretion, repurchase a lien or liens on the foreclosure  
20 list from the tax lien purchaser. The repurchase price shall be the

EXPLANATION--Matter in *italics* (underscored) is new; matter in brackets [-] is old law to be omitted.

LBD02436-02-5

## Legislative Information - LBDC

A. 6212--A

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1 amount of the lien or liens plus any accrued interest and collection  
2 fees incurred by the tax lien purchaser through the date of repurchase.  
3 The tax lien purchaser shall provide the foreclosure list to the village  
4 of Mastic Beach, along with the applicable repurchase price of each  
5 lien, by certified mail, and the village of Mastic Beach shall have 30  
6 days from receipt to notify the tax lien purchaser of its option to  
7 purchase one or more of the liens. If the village of Mastic Beach opts  
8 to purchase the lien, it shall provide payment within 30 days of receipt  
9 of the repurchase price of said lien or liens. If the village of Mastic  
10 Beach shall fail to repurchase the lien or liens the tax lien purchaser  
11 shall have the right to commence a foreclosure action immediately upon  
12 notice from the village of Mastic Beach of its refusal or at the expiration  
13 of the 30 day review period whichever occurs first.

14 (e) The sale of a tax lien pursuant to this act shall not operate to  
15 shorten the otherwise applicable redemption period or change the other-  
16 wise applicable interest rate.

17 (f) Upon the expiration of the redemption period prescribed by law,  
18 the purchaser of a delinquent tax lien, or its successors or assigns,  
19 may foreclose the lien as in an action to foreclose a mortgage as  
20 provided in section 1194 of the real property tax law. The procedure in  
21 such action shall be the procedure prescribed by article 13 of the real  
22 property actions and proceedings law for the foreclosure of mortgages.  
23 At any time following the commencement of an action to foreclose a lien,  
24 the amount required to redeem the lien, or the amount received upon sale  
25 of a property, shall include reasonable and necessary collection costs,  
26 attorneys' fees, legal costs, allowances, and disbursements.

27 (g) The provisions of title 5 of article 11 of the real property tax  
28 law shall apply so far as is practicable to a contract for the sale of  
29 tax liens pursuant to this act.

30 § 2. Notwithstanding any provision of any general, special or local  
31 law to the contrary, the village of Mastic Beach may enter into a  
32 contract to pledge as collateral for a loan some or all of the delin-  
33 quent tax liens held by it to a third party or engage a third party to  
34 collect some or all of the delinquent tax liens held by it subject to  
35 the following conditions:

36 (a) Any loan provided under this section shall bear an interest rate  
37 to be determined by the village of Mastic Beach.

38 (b) Any contract for the collection of delinquent tax liens the fee  
39 paid by the village of Mastic Beach shall not exceed 10% of the  
40 outstanding balance of the tax lien being collected and said fee shall  
41 be borne by the delinquent taxpayer.

42 § 3. This act shall take effect immediately and shall expire December  
43 31, 2019 when upon such date the provisions of this act shall be deemed  
44 repealed.