



CT-612

Staple forms here

New York State Department of Taxation and Finance

Claim for Remediated Brownfield Credit For Real Property Taxes

Tax Law — Sections 187(h), 210.34, 1456(r), and 1511(v)

All filers must enter tax period:

beginning [] ending []

Name	Employer identification number (EIN)
Address of qualified brownfield site	

File this form with your franchise tax return. A separate Form CT-612 must be filed for each *Certificate of Completion (COC)*.

Enter the date of execution of the Brownfield Cleanup Agreement (BCA) for the brownfield site for which you are claiming this credit..... • []

Enter the date the COC was issued by the Department of Environmental Conservation (DEC) for the qualified site. **Attach a copy** of the certificate to this form • []

If applicable, enter the date the COC was transferred pursuant to the transfer or sale of the qualified site. **Attach a copy** of the sale or transfer documentation to this form • []

Is the qualified site for which the COC was issued by the DEC located entirely within an environmental zone (EN-Zone)? Yes • No

Schedule A — Computation of average number of full-time employees employed by a developer and a lessee

March 31	June 30	September 30	December 31	Total
1 Average number of full-time employees (see instructions; if less than 25 no credit is allowed)				1.

Schedule B — Computation of remediated brownfield credit for real property taxes

2	Employment number factor (see instructions)	•	2.	
3	Eligible real property taxes (see instructions)	•	3.	
4	Enter 0.25 (if the qualified site is located entirely within an EN-Zone, enter 1.0)	•	4.	
5	Remediated brownfield credit for real property taxes (multiply line 2 by line 3 by line 4)	•	5.	
6	Recapture of remediated brownfield credit for real property taxes (see instructions)	•	6.	
7	Remediated brownfield credit for real property taxes after recapture (see instructions)	•	7.	
8	Limitation of remediated brownfield credit for real property taxes (multiply 10,000 by line 1).....	•	8.	
9	Remediated brownfield credit for real property taxes after limitation (enter the lesser of line 7 or line 8) •	•	9.	
10	Remediated brownfield credit for real property taxes from partnerships	•	10.	
11	Total remediated brownfield credit for real property taxes (add lines 9 and 10; New York S corporations see instructions).....	•	11.	

Schedule C — Application of remediated brownfield credit for real property taxes (New York S corporations do not complete this section)

12	Enter your franchise tax (see instructions)	•	12.	
13	Tax credits claimed before the remediated brownfield credit for real property taxes (if you are applying multiple credits on your franchise return, see instructions).....	•	13.	
14	Subtract line 13 from line 12.....	•	14.	
15	Minimum tax (see instructions).....	•	15.	
16	Credit limitation (subtract line 15 from line 14; if zero or less, enter 0)	•	16.	
17	Remediated brownfield credit for real property taxes to be used this tax year (enter the lesser of line 11 or line 16; transfer this amount to your franchise tax return)	•	17.	
18	Unused remediated brownfield credit for real property taxes available for refund or as an overpayment (subtract line 17 from line 11).....	•	18.	
19	Amount of unused credit on line 18 to be refunded.....	•	19.	
20	Amount of unused, nonrefunded credit to be credited as an overpayment in the next tax year (subtract line 19 from line 18).....	•	20.	

