ANNOUNCEMENTS

DATA QUALITY IMPROVEMENTS

Starting with version 19v2, City Planning is applying changes to selected field values, where appropriate. This is being done to improve data quality and consistency. This version includes changes to LOT AREA and OWNER NAME. User reported errors will also be corrected once City Planning has verified the correction.

DCPEdited is a new field that is set to "1" if the record contains any changed values. To see what changes have been made for a record, see PLUTOChangeFile19v2.csv, available as part of the download on Bytes of the Big Apple™. This file contains the BBL; field name; old and new values; and the reason that the field was changed.

Changed fields

- **LOT AREA** (LotArea) – If the lot area from the Department of Finance's Property Tax System is zero, this field is changed to show the area of the tax lot's geometric shape in the Digital Tax Map.
- **OWNER NAME** (OwnerName) – For publicly owned tax lots, owner names have been normalized. For example, "NYC PARKS", "PARKS DEPARTMENT", and "PARKS AND RECREATION (GENERAL)" have been changed to "NYC DEPARTMENT OF PARKS AND RECREATION".

New fields

- **CHANGED BY DCP** (DCPEdited) – Flag set to "1" if City Planning has made a change to any field values for this tax lot . To see which field(s) were changed, refer to PLUTOChangeFileYYv#.#.csv, where YYV#.# is the version number. See the PLUTO change file readme document for more information.

NEW SPECIAL PURPOSE DISTRICT

MX-18

WHAT IS PLUTO™?

The Primary Land Use Tax Lot Output (PLUTO™) data file contains extensive land use and geographic data at the tax lot level in an ASCII comma-delimited file.

The PLUTO tax lot data files contain over seventy data fields derived from data files maintained by the Department of City Planning (DCP), Department of Finance (DOF), Department of Citywide Administrative Services (DCAS), and Landmarks Preservation Commission (LPC). DCP has created additional fields based on data obtained from one or more of the major data sources. PLUTO data files contain three basic types of data:

- Tax Lot Characteristics;
- Building Characteristics; and
- Geographic/Political/Administrative Districts.

There are two idiosyncrasies regarding the tax lot data. The PLUTO data contain one record per tax lot except for condominiums. PLUTO data contain one record per condominium complex instead of records for each condominium unit tax lot. A tax lot is usually a parcel of real property. The parcel can be under water, vacant, or contain one or more buildings or structures. The Department of Finance assigns a tax lot number to each condominium unit and a "billing" tax lot number to the Condominium Complex. A Condominium Complex is defined as one or more structures or properties under the auspices of the same condominium association. DCP summarizes DOF's condominium unit tax lot data so that each Condominium Complex within a tax block is represented by only one record. The Condominium Complex record is assigned the "billing" tax lot number when one exists. When the "billing" tax lot number has not yet been assigned by DOF, the lowest tax lot number within the tax block of the Condominium Complex is assigned.

The second idiosyncrasy is related to borough and community district geography. Two portions of the City, Marble Hill and Rikers Island, are legally located in one borough but are serviced by another borough. Specifically, Marble Hill is legally located in Manhattan but is serviced by the Bronx, while Rikers Island is legally part of the Bronx but is serviced by Queens.

The PLUTO data is updated monthly. Check the City Planning web site, www.nyc.gov/planning for update status. The date of the source data files and the base map used to create PLUTO19v2 are:

PLUTO 19v2 - DATES OF DATA

SOURCE	DATE OF DATA
Department of City Planning – E-Designations	9/30/19
Department of City Planning – Georeferenced NYC Zoning Maps	10/31/19
Department of City Planning – NYC City Owned and Leased Properties	11/15/18
Department of City Planning – NYC GIS Zoning Features	10/31/19
Department of City Planning – Political and Administrative Districts	11/18/19
Department of City Planning – Geosupport version 19D	11/18/19
Department of Finance – Digital Tax Map (DTM)	10/26/19
Department of Finance – Mass Appraisal System (CAMA)	10/29/19
Department of Finance – Property Tax System (PTS)	10/26/19
Landmarks Preservation Commission – Historic Districts	7/8/19
Landmarks Preservation Commission – Individual Landmarks	7/5/19

City Planning also merges the PLUTO data with the DCP modified version of the DOF's Digital tax map to create MapPLUTO for use with various geographic information systems.

PLUTO is being provided by the Department of City Planning (DCP) on DCP's website for informational purposes only. DCP does not warranty the completeness, accuracy,

content, or fitness for any particular purpose or use of PLUTO, nor are any such warranties to be implied or inferred with respect to PLUTO as furnished on the website.

DCP and the City are not liable for any deficiencies in the completeness, accuracy, content, or fitness for any particular purpose or use of PLUTO, or applications utilizing PLUTO, provided by any third party.

If you have any questions concerning the data, please email DCPOpendata@planning.nyc.gov.

APPENDIX

CHANGES IN PLUTO BETWEEN PLUTO19v1 AND PLUTO19v2

DATA QUALITY IMPROVEMENTS

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NEW SPECIAL PURPOSE DISTRICT

MX-18

CHANGES IN PLUTO BETWEEN PLUTO18v2.1 AND PLUTO19v1

PLUTO version 19v1 uses Department of Finance's (DOF) new Property Tax System (PTS), which replaced DOF's Real Property Assessment Data (RPAD) in early 2019. Certain fields have changed as a result:

- **NUMBER OF EASEMENTS** (Easements) – This data now comes from PTS rather than CAMA.
- **OWNER NAME** (OwnerName) – The field size has increased from 21 characters to 80 characters. Owner names that were previously truncated at 21 characters will show a change from the previous version.
- **COMMERCIAL, RESIDENTIAL, OFFICE, RETAIL, GARAGE, STORAGE, FACTORY and OTHER FLOOR AREA –** Data for these fields was previously taken

from CAMA. Starting with this version, the primary source is PTS. If PTS does not contain data for a lot, CAMA data is used.

- **EXTENSION CODE** (Ext) – A value of "N" has been added for lots without an extension or garage. A blank (in PLUTO) or a null value (in MapPLUTO) indicates that DOF does not have information for that lot.
- **CONDOMINIUM NUMBER** (CondoNo) – If no condominium number is assigned to a lot, the field contains a blank (in PLUTO) or a null value (in MapPLUTO). In previous versions, the value for these lots was 0.
- **APPORTIONMENT BBL** (APPBBL) – If no apportionment BBL exists for a lot, the field contains a blank (in PLUTO) or a null value (in MapPLUTO). In previous versions, the value for these lots was 0.

Deleted fields

- **EXEMPT LAND VALUE** (ExemptLand) – This field has been deleted. It is no longer available from DOF.

BUILT FLOOR AREA RATIO (BuiltFAR) – Version 18v2.1 corrected an error in building area (BldgArea) for approximately 7000 condominium lots. BuiltFAR should have been recalculated for these lots, but was not. This has been corrected in 19v1.

MAXIMUM ALLOWABLE RESIDENTIAL FAR (ResidFAR) - For R2X, R3, R4, and C3 zoning districts, ResidFAR no longer includes the attic allowance, under which the FAR may be increased by up to 20% for the inclusion of space beneath a pitched roof.

CHANGES IN PLUTO BETWEEN PLUTO18v2 Beta AND PLUTO18v2.1

PLUTO version 18v2.1 uses the same source data as PLUTO version 18v2 Beta, but fixes an error in building area (BldgArea) for approximately 7000 condominium lots. Other building area fields, such as ComArea, ResArea, etc., were not affected by this problem. The only change in this version is to the BldgArea and AreaSource fields for these condominiums.

CHANGES IN PLUTO BETWEEN PLUTO18v1.1 AND PLUTO18v2 Beta

The methodology used to create PLUTO has changed with version 18v2 Beta. Most of the processing has been rewritten to run in PostgresSQL and the code is available on GitHub. Every effort has been made to use the same data sources and calculations for PLUTO fields. However, there were changes in a small number of fields. These are listed below.

OWNER TYPE – Approximately 76,000 tax lots that had a value of "P" in version 18v1.1 have a value of blank in version 18v2 Beta. As noted in the PLUTO Data Dictionary, either value indicates that the owner is most likely a private entity.

BUILDING CLASS – There are fewer tax lots assigned to building class "Q0" (Open Space). DCP assigns this building class to tax lots with an RPAD building class starting with "V" that it determines are parklands. Previous versions of PLUTO used a variety of datasets to identify parklands. Starting with version 18v2 Beta, only vacant lots identified in the NYC GIS Zoning Database as PARK, BALL FIELD, PLAYGROUND, or PUBLIC SPACE will be reassigned to building class "Q0".

LAND USE – The land use for building class “G2” (Auto Body/Collision or Auto Repair) was changed from “10” to “07”

LANDMARK STATUS – This field was formerly called LANDMARK NAME. In version 18v1.1, non-blank values were either “INDIVIDUAL LANDMARK” or “INTERIOR LANDMARK”. Because some tax lots contain both types of landmarks, version 18v2 Beta classifies these lots as “INDIVIDUAL AND INTERIOR LANDMARK”. For the name of the landmark building, see the source data set in NYC Open Data, Landmarks Preservation Commission – Individual Landmarks.

Most field definitions in the PLUTO Data Dictionary has been revised to clarify the description and the methodology used to calculate the field.

HISTORY OF CHANGES TO PLUTO BETWEEN PLUTO18v1 AND PLUTO18v1.1

CHANGE IN METHODOLOGY FOR ZONING FIELDS

To update zoning fields in previous versions of PLUTO, City Planning maintained a dataset with the zoning characteristics of each lot. This was updated for every rezoning, as well as for lot changes resulting from merger, apportionment, or condo conversion. This was a labor-intensive process and sometimes resulted in lots with zoning that did not agree with the underlying zoning districts.

The new methodology programmatically determines the zoning designations using the NYC GIS Zoning Features available on BYTES of the BIG APPLE™. A zoning district is assigned to a tax lot if it covers at least 10% of the lot’s area. A commercial overlay is assigned to a tax lot if it covers at least 10% of the lot’s area OR at least 50% of the commercial overlay district is contained within the lot. See the data dictionary for additional information.

Previously, a variety of sources were used to identify parkland. Starting with PLUTO18v1.1, NYC GIS Zoning Features are the data source used for identifying parkland and tax lots that intersect with areas designated in NYC GIS Zoning Features as PARK, BALL FIELD, PLAYGROUND, and PUBLIC SPACES have been assigned a single value of PARK. No other parkland datasets are incorporated. The NYC GIS Zoning Features do not constitute a definitive list of parks in the city. Lots designated as PARK should not be used to calculate the amount of open space in an area.

The abbreviations used to designate special districts have been changed to agree with those in NYC GIS Zoning Features. Special districts “CR1” and “CR2” are combined into “CR”. In the area of Manhattan covered by both the Special 125th Street District and the Special Transit District, previous versions of PLUTO set Special District 1 equal to “125” and Special District 2 equal to “TA”. The special district for these areas is now designated as “125th/TA”. In the area of Brooklyn covered by both the Special Enhanced Commercial District 5 or 6 and Mixed Use District MX-16), previous versions set Special District 1 equal to “EC-5” or “EC-6” and Special District 2 equal to “MX-16”. These areas are now designated as “MX-16/EC-5” or “MX-16/EC-6”. See the table below for a list of changes to special district abbreviations.

FIELDS UPDATED FOR ZONING ONLY UPDATE

Field Name	Field Description
ZoneDist1	Zoning District 1
ZoneDist2	Zoning District 2
ZoneDist3	Zoning District 3
ZoneDist4	Zoning District 4
Overlay1	Commercial Overlay 1
Overlay2	Commercial Overlay 2
SPDist1	Special Purpose District 1
SPDist2	Special Purpose District 2
SPDist3	Special Purpose District 3
LtdHeight	Limited Height District
SplitZone	Split Boundary Indicator
ResidFAR	Maximum Allowable Residential FAR
CommFAR	Maximum Allowable Commercial FAR
FacilFAR	Maximum Allowable Community Facility FAR
ZoneMap	Zoning Map #
ZMCode	Zoning Map Code

CHANGES TO SPECIAL DISTRICT ABBREVIATIONS

18v1	18v1.1	Description
125	125th	Special 125th Street District
	125th/TA	Special 125th Street Dist/Transit Land use Dist
CR-1	CR	Special Coastal Risk District
CR-2	CR	Special Coastal Risk District
	EHC	East Harlem Corridors
	EHC/TA	East Harlem Corridors/Transit Land Use District
	IN	Special Inwood District
MID	MiD	Special Midtown District
	MX-16/EC-5	Mixed Use District/Enhanced Commercial District 5
	MX-16/EC-6	Mixed Use District/Enhanced Commercial District 6
WCH	WCh	Special West Chelsea District

NEW ZONING DISTRICT

M1-4/R9A