

WHAT IS PLUTO™?

The Primary Land Use Tax Lot Output (PLUTO™) data file was developed by the New York City Department of City Planning's Information Technology Division (ITD)/Database and Application Development Section. It contains extensive land use and geographic data at the tax lot level in ASCII comma-delimited borough files. Each file contains the tax lots within the borough.

The PLUTO tax lot data files contain over seventy data fields derived from extracts of mainframe data files maintained by the Department of City Planning (DCP), Department of Finance (DOF), Department of Citywide Administrative Services (DCAS), and from information contained in Landmarks Preservation Commission (LPC) publications and web site. The ITD/Database and Application Development Section has also 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. Consequently, before the development of the PLUTO data, comparing Department of Finance tax lot data was difficult in study areas that contain both condominiums and other types of real property. To improve this situation, DCP summarized 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. Therefore, Marble Hill tax lots are located in the Manhattan borough file and Rikers Island tax lots are in The Bronx borough file. .

The PLUTO data is usually updated twice a year. Check the City Planning web site, www.nyc.gov/planning for update status. The date of the eight source data files and the base map used to create PLUTO16v2 are:

PLUTO 16v1 - DATES OF DATA

SOURCE	DATE OF DATA
Department of City Planning - Political and Administrative Districts	May 22, 2016
Department of Finance – Digital Tax Map	June 24, 2016
Department of City Planning - Zoning Tax Lot Database	September 9, 2016
Department of City Planning – E-Designations	August 9, 2016
Department of Citywide Administrative Services - City Ownership Code	June 30, 2016
Department of Finance - RPAD Master File	June 25, 2016
Department of Finance - Mass Appraisal System	June 16, 2016
Landmarks Preservation Commission – Historic Districts	August 2, 2016
Landmarks Preservation Commission - Landmarks	August 2, 2016

Changes, since PLUTO Release 16v1 are appended to this document. This appendix includes new Special Districts and a new Historic District; and the number of rezonings, their names and number of tax lots affected by the rezonings in this release.

City Planning also merged 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. For more information on MapPLUTO see the DCP web site www.nyc.gov/planning.

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 contact the BYTES of the BIG APPLE Coordinator at (212) 720-3505.

**APPENDIX
CHANGES IN PLUTO
BETWEEN PLUTO16v1 AND PLUTO16v2**

REZONINGS

DCP: 2 Rezoning/4,008 Tax Lots

Bronx	Woodlawn
Brooklyn	East New York

Non-DCP: 1 Rezoning/11 Tax Lots

Brooklyn	Van Sinderen Plaza
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OTHER ZONING CHANGES:

Miscellaneous Zoning Corrections: 1,822
(Corrections, New Lots)

*****TOTAL ZONING CHANGES TO TAX LOTS: 1,826*****

NEW SPECIAL DISTRICT

Enhanced Commercial District 5 (BK)	EC-5
Enhanced Commercial District 6 (BK)	EC-5
Mixed Use District – 16 Ocean Hill/East New York	MX-16

NEW HISTORIC DISTRICT

Park Slope Historic District Extension II in Brooklyn

NEW BUILDING CLASSES

RP	Condominiums – Outdoor Parking
RT	Condominiums - Terraces/Gardens/Cabanas
GW	Car Wash or Lubritorium Facility

MODIFIED BUILDING CLASS (a number of Building Classes have been reworded but the following represent significant changes to the wording of a Building Class)

A6	One Family Dwelling - Summer Cottages
G1	Garages & Gas Stations – All Parking Garages
G2	Garages & Gas Stations – Auto Body/Collision or Auto Repair
G3	Garages & Gas Stations – Gas Station with Retail Store
G4	Garages & Gas Stations – Gas Station with Service/Auto Repair
G5	Garages & Gas Stations – Gas Station Only with/without Small Kiosk
H2	Hotels – Full Service Hotel

H3	Hotels – Limited Service – Many Affiliated with National Chain
HH	Hotels – Hostel-Bed Rentals in Dorm like Setting with Shared Rooms & Bathroom
HR	Hotels – SRO 1 or 2 People Housed in Individual Rooms in Multiple Dwelling Affordable Housing
K7	Store Building - Banking Facilities with or without Parking
N4	Asylum and Homes – Detention House For Wayward Girls
O1	Office Building – Office Only - 1 Story
O2	Office Building – Office Only – 2-6 Stories
O3	Office Building – Office Only – 7-19 Stories
O4	Office Building – Office Only or Office with Comm – 20 Stories or More
O5	Office Building – Office with Comm – 1 to 6 Stories
O6	Office Building – Office with Comm – 7 to 19 Stories
O7	Office Building – Professional Buildings/Stand Alone Funeral Homes
O8	Office Building – Office with Apartments Only (No Comm)
O9	Office Building – Miscellaneous and Old Style Bank Bldgs
Q1	Outdoor Recreation Facilities – Parks/Recreation Facilities
R1	Condominiums – Residential Unit in 2-10 Unit Building
R2	Condominiums – Residential Unit in Walk-Up Building
R3	Condominiums – Residential Unit in 1-3 Story Building
R4	Condominiums – Residential Unit in Elevator Building
R6	Condominiums – Residential Unit in 1-3 Unit Building-Orig Class 1
R7	Condominiums – Commercial Unit in 1-3 Unit Building-Orig Class 1
R8	Condominiums – Commercial Unit of 2-10 Unit Building
R9	Condominiums – Coop within a Condo
RB	Condominiums – Office Space
V0	Vacant Land – Zoned Residential; Not Manhattan
V1	Vacant Land – Zoned Commercial or Manhattan Residential
V2	Vacant Land – Zoned Commercial Adjacent to Class 1 Dwelling, Not Manhattan
V3	Vacant Land – Zoned Primarily Residential; Not Manhattan
Z0	Miscellaneous – Tennis Court, Pool, Shed, etc.

DELETED BUILDING CLASS

E6	Warehouses - Government Warehouses
Z9	Miscellaneous – Miscellaneous

CHANGES TO FIELD DEFINITIONS

Assessed Value, Land (AssessLand)

The **final actual** assessed land value for Fiscal Year 2017

Assessed Value, Total (AssessTotal)

The **final actual** assessed total value for Fiscal Year 2017

Exempt Value, Land (ExemptLand)

The **final actual** xempt land value, which is determined differently for each exemption program is that portion of the tax lot that has received an exemption or abatement for Fiscal Year 2017.

Exempt Value, Total (ExemptTotal)

The **final actual** exempt total value, which is determined differently for each exemption program is that portion of the tax lot that has received an exemption or abatement for Fiscal Year 2017.

DELETED FIELDS

All Zoning Components 1

All Zoning Components 2

Year Built Code
