

S T A T E O F N E W Y O R K

4285--A

2011-2012 Regular Sessions

I N S E N A T E

March 28, 2011

Introduced by Sen. MARTINS -- read twice and ordered printed, and when printed to be committed to the Committee on Local Government -- recommended to the Committee on Local Government in accordance with Senate Rule 6, sec. 8 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the general municipal law, in relation to authorized on-site inspections of housing in violation of zoning laws

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1 Section 1. The general municipal law is amended by adding a new
2 section 99-w to read as follows:
3 S 99-w. INSPECTION AUTHORIZED. ANY ADVERTISEMENT OR LISTING, INCLUD-
4 ING, BUT NOT LIMITED TO, NEWSPAPER, "PENNYSAVER" OR SUPERMARKET PAPER,
5 ADVERTISING FLYER, INTERNET LISTING, ELECTRONIC MAIL LIST OR OTHER LIST-
6 ING, OFFERING FOR RENT ANY RESIDENTIAL DWELLING UNIT IN EXCESS OF THAT
7 PERMITTED BY THE APPLICABLE ZONING CODE OR LAW OR ANY CERTIFICATE OF
8 OCCUPANCY OR CERTIFICATE OF PRIOR NON-CONFORMING USE ON FILE WITH THE
9 MUNICIPAL OR GOVERNMENTAL ENTITY HAVING JURISDICTION OVER THE PREMISES,
10 SHALL CREATE A REBUTTABLE PRESUMPTION THAT SUCH USE VIOLATES SUCH CODE,
11 LAW OR CERTIFICATE, WHICH PRESUMPTION SHALL BE SUFFICIENT CAUSE TO
12 AUTHORIZE, UNDER THIS SECTION, AN ON-SITE INSPECTION BY A MUNICIPAL
13 HOUSING OR BUILDING INSPECTOR OR TAX ASSESSOR FOR THE LIMITED PURPOSE OF
14 CONFIRMING COMPLIANCE WITH THE APPLICABLE ZONING CODE OR LAW AFFECTING
15 THE PREMISES, OR CERTIFICATE OF OCCUPANCY, CERTIFICATE OF PRIOR NON-CON-
16 FORMING USE OR ANY OTHER CERTIFICATE, NOTICE, FORM OR OTHER DOCUMENT
17 RELATING TO AUTHORIZED OCCUPANCY OR USAGE WHICH IS ISSUED BY A MUNICIPAL
18 OR GOVERNMENTAL ENTITY HAVING JURISDICTION OVER SUCH MATTERS.
19 A NOTICE OF VIOLATION MAY BE ISSUED TO THE OWNER OF THE PREMISES, AT
20 THE ADDRESS LISTED ON THE LATEST AVAILABLE TAX ASSESSOR'S RECORDS, UPON
21 DELIVERY OF WHICH THE OWNER SHALL HAVE AT LEAST SEVEN DAYS TO PROVIDE
22 PROOF OF COMPLIANCE WITH THE ZONING CODE OR LAW OR CERTIFICATE. THE
23 PRODUCTION OF PROOF OF COMPLIANCE SHALL SERVE TO REBUT THE PRESUMPTION
24 AND NO SUMMONSES, VIOLATIONS OR APPEARANCE TICKETS SHALL BE ISSUED.
25 S 2. This act shall take effect immediately.

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

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