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

1292

2013-2014 Regular Sessions

I N S E N A T E

(PREFILED)

January 9, 2013

Introduced by Sens. MONTGOMERY, HASSELL-THOMPSON, KRUEGER, SERRANO -- read twice and ordered printed, and when printed to be committed to the Committee on Judiciary

AN ACT to amend the real property law, in relation to notice of the rights and duties of owners and tenants in cities with a population of one million or more

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

Section 1. The real property law is amended by adding a new section 235-h to read as follows:

S 235-H. RIGHTS AND DUTIES OF OWNERS AND TENANTS. 1. IN CITIES WITH A POPULATION OF ONE MILLION OR MORE, EACH OWNER OF RESIDENTIAL REAL PROPERTY SHALL FURNISH TO EACH TENANT SIGNING A NEW OR RENEWAL LEASE, A RIDER DESCRIBING THE RIGHTS AND DUTIES OF OWNERS AND TENANTS IN THE HOUSING PART OF THE CIVIL COURT IN SUCH CITY. SUCH PUBLICATION SHALL CONFORM TO THE INTENT OF SECTION 5-702 OF THE GENERAL OBLIGATIONS LAW AND SHALL BE ATTACHED AS AN ADDENDUM TO THE LEASE. UPON THE FACE OF EACH LEASE, IN BOLD PRINT, SHALL APPEAR THE FOLLOWING: "ATTACHED TO THIS LEASE ARE THE PERTINENT RULES AND REGULATIONS GOVERNING TENANTS AND LANDLORDS' RIGHTS WITH REGARDS TO THE HOUSING PART OF THE CIVIL COURT".

2. THE RIDER SHALL BE IN A FORM PROMULGATED BY THE OFFICE OF COURT ADMINISTRATION IN LARGER TYPE THAN THE LEASE AND SHALL BE UTILIZED AS PROVIDED IN SUBDIVISION ONE OF THIS SECTION.

3. THE OFFICE OF COURT ADMINISTRATION SHALL PREPARE AND IMPLEMENT A PUBLIC EDUCATION CAMPAIGN, USING THE WRITTEN MEDIA, RADIO AND TELEVISION, THE PURPOSE OF WHICH SHALL BE TO INFORM TENANTS OF ALL OF THEIR RIGHTS AS TENANTS, AND OF THE AVAILABILITY OF THE HOUSING PART OF SUCH CITY'S CIVIL COURT SHOULD THEY BE AGGRIEVED.

S 2. This act shall take effect on the sixtieth day after it shall have become a law.

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

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