

STATE OF NEW YORK

8311

IN SENATE

April 30, 2018

Introduced by Sen. GRIFFO -- read twice and ordered printed, and when printed to be committed to the Committee on Energy and Telecommunications

AN ACT to amend the public service law, in relation to discrimination in franchises and privileges

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. The public service law is amended by adding a new section
2 103 to read as follows:

3 § 103. Landlord-tenant relationship. 1. No landlord shall (a) inter-
4 fere with the installation of telephone corporation facilities upon his
5 or her property or premises, except that a landlord may require:

6 (1) that the installation of telephone corporation facilities conform
7 to such reasonable conditions as are necessary to protect the safety,
8 functioning and appearance of the premises, and the convenience and
9 well-being of other tenants;

10 (2) that the telephone corporation bear the entire cost of the instal-
11 lation, operation or removal of such facilities; and

12 (3) that the telephone corporation agree to indemnify the landlord for
13 any damage caused by the installation, operation or removal of such
14 facilities;

15 (b) demand or accept payment from any tenant, in any form, in exchange
16 for permitting telephone corporation services on or within his or her
17 property or premises, or from any telephone corporation in exchange
18 therefor in excess of any amount which the commission shall, by regu-
19 lation, determine to be reasonable; or

20 (c) discriminate in rental charges or otherwise, between tenants who
21 receive telephone corporation services and those who do not.

22 2. No telephone corporation may enter into any agreement with the
23 owners, lessees or persons controlling or managing buildings served by a
24 telephone corporation, or do or permit any act, that would have the
25 effect, directly or indirectly of diminishing or interfering with exist-
26 ing rights of any tenant or other occupant of such building to use or
27 avail himself or herself of telecommunications services.

28 § 2. This act shall take effect immediately and shall apply to leases
29 entered into, modified or renewed on and after such date.

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

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