

# STATE OF NEW YORK

6755--B

2021-2022 Regular Sessions

## IN ASSEMBLY

March 29, 2021

Introduced by M. of A. BARRETT, THIELE, KELLES, NORRIS, WOERNER, J. D. RIVERA, WALLACE, BRABENEC, SMITH, J. A. GIGLIO -- read once and referred to the Committee on Housing -- recommitted to the Committee on Housing in accordance with Assembly Rule 3, sec. 2 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee -- again reported from said committee with amendments, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the real property law, in relation to increases of rent in manufactured home parks

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

1 Section 1. Section 233-b of the real property law, as added by section  
2 12 of part 0 of chapter 36 of the laws of 2019, is amended by adding two  
3 new subdivisions 9 and 10 to read as follows:

4 9. When a manufactured home park owner notifies the manufactured home-  
5 owners in the park of a rent or fee increase and the increase is in  
6 excess of three percent above the current rent, the manufactured home  
7 park owner shall provide a written justification for the increase that  
8 complies with this section and make available to any resident, by  
9 request, documentation, including official accounting documents, that  
10 show the costs and completion of work that justify the rent increase  
11 pursuant to this section.

12 10. In order for an increase in costs to justify a rent increase above  
13 three percent pursuant to paragraphs (a), (b), and (c) of subdivision  
14 two of this section for costs incurred for ordinary maintenance, includ-  
15 ing preventive maintenance, or repair of the roads, infrastructure, or  
16 other community property or services, the community owner must demon-  
17 strate that the work performed was necessary to meet the community  
18 owner's warranty of habitability obligations under subdivision m of  
19 section two hundred thirty-three of this article, and demonstrate that

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

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- 1 the rent increase imposed was no more than was necessary to cover the
- 2 actual and reasonable cost of the work performed.
- 3     § 2 Section 233-b of the real property law, as added by chapter 654 of
- 4 the laws of 2019, is renumbered section 233-c.
- 5     § 3. This act shall take effect immediately.