

STATE OF NEW YORK

7270

2021-2022 Regular Sessions

IN ASSEMBLY

April 29, 2021

Introduced by M. of A. RICHARDSON -- read once and referred to the
Committee on Housing

AN ACT to amend the real property law, in relation to establishing a
rental property registration

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

1 Section 1. The real property law is amended by adding a new section
2 238-b to read as follows:

3 § 238-b. Rental property registration. 1. As used in this section:

4 (a) "Rental property" shall mean any real property, or part thereof,
5 occupied, intended to be occupied, or able to or contemplated for occu-
6 pancy by persons, for residential, commercial or mixed use purposes.
7 Each separate occupied, possessed, or separable unit within a parcel of
8 real property is considered a separate rental unit, all and each of
9 which are subject to the provisions set forth in this section.

10 (b) "Landlord" shall mean any owner of any real property used for
11 residential, commercial or mixed use purposes. "Landlord" shall include
12 the title or equitable owner, mortgagee, or receiver/referee in
13 possession or control of the property, property owner, rental or manage-
14 ment agent, or any other person or entity in apparent ownership, manage-
15 ment or in control of the real property.

16 2. Notwithstanding any inconsistent general, special or local law or
17 ordinance to the contrary, any landlord of rental property shall regis-
18 ter such rental property, including each rental unit, with the local
19 building department of the municipality where such rental property is
20 located. Rental property registration shall be done electronically
21 through the local building department's website and include the land-
22 lord's direct contact information. Landlords shall be required to
23 update such contact information biannually.

24 § 2. This act shall take effect on the thirtieth day after it shall
25 have become a law. Effective immediately, the addition, amendment
26 and/or repeal of any rule or regulation necessary for the implementation
27 of this act on its effective date are authorized to be made on or before
28 such effective date.

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

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