

# STATE OF NEW YORK

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6199--A

Cal. No. 338

2021-2022 Regular Sessions

## IN SENATE

April 14, 2021

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Introduced by Sens. SKOUFIS, REICHLIN-MELNICK, MANNION, MARTUCCI, MAY -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development -- recommitted to the Committee on Housing, Construction and Community Development in accordance with Senate Rule 6, sec. 8 -- reported favorably from said committee, ordered to first and second report, ordered to a third reading, amended and ordered reprinted, retaining its place in the order of third reading

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. Increases in costs that justify a rent increase above three  
13 percent pursuant to paragraphs (a), (b), and (c) of subdivision two of  
14 this section shall be shown to be above and beyond costs incurred for  
15 ordinary maintenance, including preventive maintenance, or repair of the  
16 roads, infrastructure, or other community property or services to meet  
17 the community owner's warranty of habitability obligations under subdi-  
18 vision m of section two hundred thirty-three of this article.

19 § 2. This act shall take effect immediately.

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

LBD10118-02-2