

STATE OF NEW YORK

4084

2023-2024 Regular Sessions

IN ASSEMBLY

February 9, 2023

Introduced by M. of A. L. ROSENTHAL -- read once and referred to the Committee on People with Disabilities

AN ACT to amend the social services law, in relation to requiring the office of temporary and disability assistance to provide an informational notice to supportive housing tenants

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

1 Section 1. The social services law is amended by adding a new section
2 131-cc to read as follows:

3 § 131-cc. Supportive housing tenants; required informational notice.

4 1. For purposes of this section, the following terms shall have the
5 following meanings:

6 (a) "Office" shall mean the office of temporary and disability assist-
7 ance.

8 (b) "Dwelling unit" shall mean any building or structure or portion
9 thereof which is occupied in whole or in part as the home, residence or
10 sleeping place of one or more individuals.

11 (c) "Supportive housing" means affordable, permanent housing with
12 support services for tenants.

13 (d) "Tenant" means an individual occupying, or intending to occupy, a
14 dwelling unit for thirty consecutive days or more.

15 2. The office shall be required to provide every supportive housing
16 tenant or potential tenant at the time of an applicant interview to
17 obtain housing, at the signing of an initial lease, at each lease
18 renewal and upon request at any time, a notice of tenant rights approved
19 by the office using plain and simple language. Such notice shall be made
20 available in English and in the primary language spoken by the tenant or
21 potential tenant. Such notice shall include, but not be limited to, the
22 following information:

23 (a) whether the dwelling unit is subject to state rent stabilization
24 laws and if not, the reason for exemption from such laws. For dwelling

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

LBD02787-01-3

1 units that are subject to state rent stabilization laws, such notice
2 shall also provide information on how to obtain a rent history from the
3 division of housing and community renewal;

4 (b) whether the dwelling unit is located in a building that is in
5 receipt of a tax exemption or abatement, including but not limited to
6 abatements or exemptions pursuant to sections four hundred twenty-one-a
7 or four hundred twenty-one-g of the real property tax law. If the build-
8 ing is in receipt of an exemption or abatement, the notice shall include
9 the abatement or exemption start and end dates;

10 (c) the tenant's right to bring special proceedings pursuant to arti-
11 cle seven of the real property actions and proceedings law, that any
12 eviction of a tenant must be sought through a court proceeding and any
13 relevant phone numbers that a tenant may contact for legal advice and
14 possible legal representation;

15 (d) the tenant's right to enforce any applicable housing maintenance
16 codes, information concerning how to report violations of such codes and
17 contact information for the person or people responsible for maintaining
18 applicable housing maintenance code standards and responding to emergen-
19 cies;

20 (e) the tenant's right to request reasonable accommodations and the
21 right to be protected against discrimination pursuant to article fifteen
22 of the executive law;

23 (f) the tenant's right to receipts for payments made in exchange for
24 occupancy pursuant to section two hundred thirty-five-e of the real
25 property law;

26 (g) the tenant's right to have family and/or additional occupants in a
27 dwelling unit pursuant to section two hundred thirty-five-f of the real
28 property law;

29 (h) whether the dwelling unit is subject to 14 NYCRR section 595, and
30 if so, the tenant's rights pursuant to such section;

31 (i) the tenant's right to be free from harassment;

32 (j) the building's regulatory scheme, including:

33 (i) each funding stream used to provide social services, subsidize
34 rents, or underwrite the development of the dwelling unit or property;

35 (ii) the name or names of the program or programs pursuant to which
36 the tenant is occupying the dwelling unit;

37 (iii) the name of the agency administering the program and/or provid-
38 ing services or assistance pursuant to subparagraphs (i) and (ii) of
39 this paragraph;

40 (iv) any applicable grievance, or equivalent, policy or procedure to
41 register and hear tenant complaints;

42 (v) any applicable regulations;

43 (vi) contact information for the administering agency pursuant to
44 subparagraph (iii) of this paragraph;

45 (vii) the total rent, tenant rent and agency rent amounts; and

46 (viii) the manner in which rent shall be paid;

47 (k) the tenant's right to be provided access to legal services if
48 facing eviction in housing court and all other relevant tenant's rights;
49 and

50 (l) any additional information related to tenant's rights provided
51 orally or in writing to a supportive housing applicant during an inter-
52 view with the office.

53 3. The office shall receive, investigate, and respond to complaints
54 concerning violations of this section. All complaints and responses
55 issued by the office shall be posted on the office's website and shall
56 include the date the complaint was submitted, any results of the

1 complaint, and the date of the conclusion of any investigation resulting
2 from the complaint.

3 § 2. This act shall take effect on the one hundred twentieth day after
4 it shall have become a law.