STATE OF NEW YORK

10115

IN ASSEMBLY

February 2, 2026

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

AN ACT to amend the real property law, in relation to clarifying provisions related to eviction where a landlord seeks to demolish a housing accommodation

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

Section 1. Paragraph (h) of subdivision 1 of section 216 of the real property law, as added by section 1 of part HH of chapter 56 of the laws of 2024, is amended to read as follows:

(h) The landlord in good faith seeks to demolish the **entire** housing accommodation **or building**, provided that no judgment in favor of the landlord may be granted pursuant to this paragraph unless the landlord establishes good faith to demolish the housing accommodation **or building** by clear and convincing evidence**. The provisions of this paragraph shall not apply where the landlord is attempting to demolish individual housing units within the accommodation or building**;

§ 2. This act shall take effect immediately; provided, however, that the amendments to subdivision 1 of section 216 of the real property law made by section one of this act shall not affect the repeal of such section and shall be deemed repealed therewith.

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

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