

# STATE OF NEW YORK

1086

2025-2026 Regular Sessions

## IN ASSEMBLY

January 8, 2025

Introduced by M. of A. GLICK, ROSENTHAL, TAYLOR, EACHUS -- Multi-Sponsored by -- M. of A. COLTON, DINOWITZ -- read once and referred to the Committee on Housing

AN ACT to amend the real property actions and proceedings law, in relation to establishing protection for senior citizens against unwarranted eviction

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

1 Section 1. Section 111 of the real property actions and proceedings  
2 law is amended by adding a new subdivision 6 to read as follows:

3 6. As used in this chapter, the term "senior citizen" means a person  
4 who is sixty-two years of age or older or a person who resides with a  
5 spouse who is sixty-two years of age or older.

6 § 2. Subdivision 2 of section 741 of the real property actions and  
7 proceedings law, as added by chapter 312 of the laws of 1962, is amended  
8 to read as follows:

9 2. State the respondent's interest in the premises [~~and his~~], the  
10 respondent's relationship to petitioner with regard thereto and whether  
11 the petitioner is a senior citizen.

12 § 3. Article 7 of the real property actions and proceedings law is  
13 amended by adding a new section 768-a to read as follows:

14 § 768-a. Default eviction against senior citizen. 1. In any civil  
15 action or proceeding for eviction from any premises occupied chiefly for  
16 dwelling purposes, if there shall be a default of an appearance by the  
17 respondent, the petitioner, within twenty days before the entry of judg-  
18 ment or final order shall file in the court an affidavit setting forth  
19 facts showing that the respondent is not a senior citizen.

20 2. If unable to file such affidavit the petitioner shall in lieu ther-  
21 eof file an affidavit setting forth either that the respondent is a  
22 senior citizen or that the petitioner is not able to determine whether  
23 or not such respondent is a senior citizen. If an affidavit is not filed

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

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1 showing that the respondent is not a senior citizen no judgment or final  
2 order shall be entered without first securing an order of the court  
3 directing such entry and no such order shall be made if the respondent  
4 is a senior citizen until after the court shall have appointed an attor-  
5 ney to represent the respondent and protect the respondent's interest,  
6 and the court shall, on application make such appointment.

7 3. Unless it appears that the respondent is not a senior citizen, the  
8 court may enter such judgment as in its opinion may be necessary to  
9 protect the rights of the respondent under this provision.

10 4. Any person who shall make or use an affidavit required under this  
11 section knowing it to be false or who shall knowingly take part in any  
12 eviction of a senior citizen otherwise than as provided for in this  
13 section or attempts to do so shall be guilty of a misdemeanor and shall  
14 be punishable by imprisonment not to exceed one year or by a fine not to  
15 exceed ten thousand dollars or both.

16 5. In any such action or proceeding in which a senior citizen is a  
17 party, if such party does not personally appear therein or is not  
18 represented by an authorized attorney the court may appoint an attorney  
19 to represent such party; and in such a case an order may be made to  
20 protect the rights of such person.

21 6. In any such proceeding, the court may in its discretion on its own  
22 motion stay the proceedings for not longer than three months or may make  
23 such other orders as may be just.

24 § 4. This act shall take effect on the first of November next succeed-  
25 ing the date on which it shall have become a law.