STATE OF NEW YORK

1959

2025-2026 Regular Sessions

IN ASSEMBLY

January 14, 2025

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

AN ACT to amend the administrative code of the city of New York and the emergency tenant protection act of nineteen seventy-four, in relation to reregulating units that were illegally deregulated from rent control or rent stabilization

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

Section 1. The administrative code of the city of New York is amended by adding a new section 26-504.1 to read as follows:

§ 26-504.1 Reregulation of illegally deregulated units. Notwithstanding any other provision of law to the contrary, any units that were previously rent controlled or rent stabilized under this title and have since been deregulated, except for those units deregulated under any applicable provision of law, shall be returned to their status as rent stabilized or rent controlled units as such units were prior to the deregulation.

§ 2. Section 4 of chapter 576 of the laws of 1974, constituting the emergency tenant protection act of nineteen seventy-four, is amended by adding a new section 5-a to read as follows:

§ 5-a. Reregulation of illegally deregulated units. Notwithstanding any other provision of law to the contrary, any units that were previously rent controlled or rent stabilized under this chapter and have since been deregulated, except for those units to be deregulated under any applicable provision of law, shall be returned to their status as rent stabilized or rent controlled units as such units were prior to the deregulation.

§ 3. This act shall take effect on the sixtieth day after it shall have become a law; provided that the amendments to chapter 4 of title 26 of the administrative code of the city of New York made by section one of this act shall expire on the same date as such law expires and shall not affect the expiration of such law as provided under section 26-520 of such law.

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

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