STATE OF NEW YORK

5396

2025-2026 Regular Sessions

IN ASSEMBLY

February 13, 2025

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

AN ACT to amend the real property law, in relation to limiting the time landlords have to process applications

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

Section 1. This act shall be known and may be cited as the "Right to Timely Rental Applications Act".

§ 2. The real property law is amended by adding a new section 232-d to read as follows:

§ 232-d. Timely rental applications. 1. A landlord, lessor, sub-lessor or grantor who does not provide notice to an applicant within seven days after the: (a) date the applicant submits a completed rental application to the landlord on an application form furnished by the landlord; or (b) date the landlord accepts an application deposit if the landlord does not furnish the applicant an application form, shall be deemed to have rejected the applicant. A landlord's rejection of one co-applicant shall be deemed as a rejection of all co-applicants.

2. Any payment, fee or charge demanded by a landlord, lessor, sub-lessor or grantor for the processing, review or acceptance of an application, which is returnable to the applicant upon rejection, shall be returned to the rejected applicant within fourteen days of such rejection.

§ 3. This act shall take effect on the ninetieth day after it shall have become a law. Effective immediately, the addition, amendment and/or repeal of any rule or regulation necessary for the implementation of this act on its effective date are authorized to be made and completed on or before such effective date.

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

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