

STATE OF NEW YORK

7582

2025-2026 Regular Sessions

IN ASSEMBLY

April 1, 2025

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

AN ACT to amend the real property law, in relation to requiring landlords to notify tenants if common areas or amenities in their building will be out of service for more than seven consecutive days

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

1 Section 1. The real property law is amended by adding a new section
2 235-k to read as follows:

3 § 235-k. Duty to provide notice of common area repairs. 1. In the
4 event that a common area or amenity in a multiple dwelling, including
5 but not limited to elevators, laundry rooms, or building entrances, is
6 out of service for more than seven consecutive days, the landlord shall
7 provide written updates to all tenants on a weekly basis.

8 2. Notices required under subdivision one of this section shall be
9 posted in a conspicuous location within the building and distributed via
10 at least one additional method, including but not limited to email,
11 building management portal or text alert. Each such notice shall include
12 but not be limited to:

13 (a) a description of the reason for the common area or amenity being
14 out of service;

15 (b) the status of the repairs or other reason for such common area or
16 amenity being out of service;

17 (c) an estimated timeline for when such common area or amenity will no
18 longer be out of service; and

19 (d) contact information for the landlord or their agent.

20 3. Failure to comply with this section shall constitute a violation
21 subject to a civil penalty of up to one thousand dollars per week of
22 non-compliance, enforceable by the relevant municipal housing agency.

23 § 2. This act shall take effect on the sixtieth day after it shall
24 have become a law.

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

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