STATE OF NEW YORK

8131

2025-2026 Regular Sessions

IN ASSEMBLY

May 1, 2025

Introduced by M. of A. KELLES -- read once and referred to the Committee on Corporations, Authorities and Commissions

AN ACT to amend the public service law, in relation to broadband service in multi-family housing

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

Section 1. Section 228 of the public service law, as added by chapter 83 of the laws of 1995, is amended to read as follows:

§ 228. Landlord-tenant relationship. 1. No landlord shall (a) interfere with the installation of cable television facilities **or municipal broadband service** upon [~~his~~] **their** property or premises, except that a landlord may require:

(1) that the installation of cable television facilities **or municipal broadband service** conform to such reasonable conditions as are necessary to protect the safety, functioning and appearance of the premises, and the convenience and well being of other tenants;

(2) that the cable television **or municipal broadband service** company or the tenant or a combination thereof bear the entire cost of the installation, operation or removal of such facilities; and

(3) that the cable television **or municipal broadband service** company agree to indemnify the landlord for any damage caused by the installation, operation or removal of such facilities.

(b) demand or accept payment from any tenant, in any form, in exchange for permitting cable television service **or municipal broadband service** on or within [~~his~~] **their** property or premises, or from any cable television **or municipal broadband service** company in exchange therefor in excess of any amount which the commission shall, by regulation, determine to be reasonable; or

(c) discriminate in rental charges or otherwise, between tenants who receive cable television service **or municipal broadband service** and those who do not.

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

LBD11579-01-5

2. Rental agreements and leases executed prior to January first, nineteen hundred seventy-three may be enforced notwithstanding this section.

3. No cable television **or municipal broadband service** company may enter into any agreement with the owners, lessees or persons controlling or managing buildings served by a cable television **or municipal broadband service** company, or do or permit any act, that would have the effect, directly or indirectly of diminishing or interfering with existing rights of any tenant or other occupant of such building to use or avail [~~himself~~] **themself** of master or individual antenna equipment.

§ 2. This act shall take effect immediately.