# STATE OF NEW YORK

10507

# IN SENATE

May 15, 2026

Introduced by Sen. BOTTCHER -- read twice and ordered printed, and when printed to be committed to the Committee on Local Government

AN ACT to amend the general municipal law, in relation to enacting the New York State Parking Modernization and Housing Affordability Act

**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 "New York State Parking Modernization and Housing Affordability Act".

§ 2. Legislative Findings and Intent. The legislature finds that:

Excessive off-street parking requirements increase the cost of housing construction and contribute to New York's housing shortage.

Mandatory parking minimums reduce the number of homes that can be built, particularly in transit-rich and walkable communities.

Parking mandates undermine the State's climate goals under the Climate Leadership and Community Protection Act.

Local zoning rules requiring parking often do not reflect current transportation patterns, including increased transit use, walking, biking, and ride-hailing.

Therefore, it is the intent of the legislature to remove unnecessary barriers to housing production, reduce costs, and align land use policy with climate and mobility goals.

§ 3. The general municipal law is amended by adding a new section 72-s to read as follows:

**§ 72-s. Prohibition on minimum parking requirements. 1. For purposes of this section, "transit-accessible area" means any area within one-half mile of:**

**(a) a subway, rail, or ferry station; or**

**(b) a bus stop with service intervals of fifteen minutes or less during peak hours.**

**2. (a) Subject to the provisions of paragraph (b) of this subdivision, no city, town, or village shall require a minimum number of off-street parking spaces for:**

**(i) residential development of any kind, including multifamily and mixed-use buildings;**

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

LBD15846-01-6

(ii) adaptive reuse or conversion of existing buildings to residential use; or

(iii) commercial or community facility uses located within designated transit-accessible areas.

(b) A municipality may adopt a local law to require limited parking minimums only if:

(i) the municipality conducts a parking utilization study demonstrating a clear and persistent shortage;

(ii) the municipality holds at least two public hearings regarding the proposed parking limitation; and

(iii) the requirements are narrowly tailored and reviewed every three years.

(c) A local law adopted pursuant to paragraph (b) of this subdivision shall not:

(i) apply to affordable housing developments;

(ii) apply to buildings with fewer than fifty units; and

(iii) require more than one-half parking space per residential unit.

3. The provisions of this section shall not prohibit a municipality from:

(a) imposing maximum parking limits;

(b) requiring accessible parking spaces in compliance with federal and state law; or

(c) regulating parking design, safety, and curb cuts.

4. The department of transportation, in consultation with the metropolitan transportation authority and other regional transit providers, shall publish and update maps identifying such areas.

5. This section shall supersede any inconsistent local law, ordinance, or zoning provision that mandates minimum off-street parking requirements in violation of this section.

6. The New York state department of state shall issue model zoning guidance to assist municipalities in implementing this section, including best practices for:

(a) parking maximums;

(b) shared parking strategies; and

(c) transportation demand management programs.

§ 4. Severability. If any clause, sentence, paragraph, subdivision, section or part of this act shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part thereof directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the legislature that this act would have been enacted even if such invalid provisions had not been included herein.

§ 5. This act shall take effect one year after it shall have become a law.