STATE OF NEW YORK

4368

2025-2026 Regular Sessions

IN SENATE

February 4, 2025

Introduced by Sen. COMRIE -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development

AN ACT to amend the public housing law and the administrative code of the city of New York, in relation to establishing an on site superintendent or maintenance supervisor at city of New York Housing Authority facilities, including janitorial services to maintain workable locks on doors; and to repeal section 27-2056 of the administrative code of the city of New York, relating to the exemption to the housing authority under such code

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

Section 1. Subdivision 5-a of section 402 of the public housing law is amended by adding a new paragraph g to read as follows:

g. Notwithstanding any provisions to the contrary contained in this chapter, or any general, special or local law, the city of New York housing authority shall have the power to provide and maintain on site superintendents and maintenance supervisors at all city of New York housing authority facilities. Such site superintendent or maintenance supervisor shall have the duty, in and about housing facilities, to preserve the cleanliness and functionality of the facility and other requirements the authority deems necessary. Appointments to site superintendent or maintenance supervisor shall be made in accordance with applicable provisions of the civil service law and only persons who have never been convicted of a felony, and who are citizens of the United States shall be appointed site superintendent or maintenance supervisor.

§ 2. Subdivision (a) of section 27-2052 of the administrative code of the city of New York is amended to read as follows:

(a) Janitorial services means: Cleaning and maintenance, including the making of minor repairs**, such as workable locks on doors**; the furnishing of heat and hot water, where supplied from a central source; the removal

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

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of garbage, refuse, ashes and wastes from the premises; and the removal of snow, ice, dirt and other matter from the sidewalk and gutter.

§ 3. Section 27-2053 of the administrative code of the city of New York is amended by adding a new subdivision d to read as follows:

d. Janitors in city of New York housing authority facilities shall take substantial actual or material steps towards remedying heating issues and broken locks on doors within forty-eight hours of receiving notice of such issue.

§ 4. Section 27-2056 of the administrative code of the city of New York is REPEALED.

§ 5. This act shall take effect immediately.