

# STATE OF NEW YORK

7601

2025-2026 Regular Sessions

## IN SENATE

April 23, 2025

Introduced by Sen. MAY -- read twice and ordered printed, and when printed to be committed to the Committee on Energy and Telecommunications

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:

1 Section 1. Section 228 of the public service law, as added by chapter  
2 83 of the laws of 1995, is amended to read as follows:  
3 § 228. Landlord-tenant relationship. 1. No landlord shall (a) inter-  
4 fere with the installation of cable television facilities or municipal  
5 broadband service upon [~~his~~] their property or premises, except that a  
6 landlord may require:  
7 (1) that the installation of cable television facilities or municipal  
8 broadband service conform to such reasonable conditions as are necessary  
9 to protect the safety, functioning and appearance of the premises, and  
10 the convenience and well being of other tenants;  
11 (2) that the cable television or municipal broadband service company  
12 or the tenant or a combination thereof bear the entire cost of the  
13 installation, operation or removal of such facilities; and  
14 (3) that the cable television or municipal broadband service company  
15 agree to indemnify the landlord for any damage caused by the installa-  
16 tion, operation or removal of such facilities.  
17 (b) demand or accept payment from any tenant, in any form, in exchange  
18 for permitting cable television service or municipal broadband service  
19 on or within [~~his~~] their property or premises, or from any cable tele-  
20 vision or municipal broadband service company in exchange therefor in  
21 excess of any amount which the commission shall, by regulation, deter-  
22 mine to be reasonable; or

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

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

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

6 3. No cable television or municipal broadband service company may  
7 enter into any agreement with the owners, lessees or persons controlling  
8 or managing buildings served by a cable television or municipal broad-  
9 band service company, or do or permit any act, that would have the  
10 effect, directly or indirectly of diminishing or interfering with exist-  
11 ing rights of any tenant or other occupant of such building to use or  
12 avail [~~himself~~ themselves] of master or individual antenna equipment.

13 § 2. This act shall take effect immediately.