STATE OF NEW YORK

8857

IN SENATE

January 9, 2026

Introduced by Sen. JACKSON -- read twice and ordered printed, and when printed to be committed to the Committee on Judiciary

AN ACT to amend the real property law, in relation to creating the tenants' bill of rights

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 "tenants' bill of rights".

§ 2. The real property law is amended by adding a new section 230-a to read as follows:

§ 230-a. Tenants' bill of rights. 1. Any tenant who occupies a rental property as their primary residence shall have the following rights:

(a) the right to premises that are fit for human habitation as provided by the warranty of habitability provided by section two hundred thirty-five-b of this article;

(b) the right to form, join or participate in tenants' groups as provided in section two hundred thirty of this article;

(c) the right to be free from retaliation by landlord against the tenant as provided in section two hundred twenty-three-b of this article;

(d) in buildings with four or more residential units, the right to sublease or assign the tenant's rights to the unit in accordance with the provisions of section two hundred twenty-six-b of this article;

(e) the right to notice of rent increase or non-renewal of the residential tenancy as provided in section two hundred twenty-six-c of this article;

(f) the right to terminate the lease in accordance with the provisions of section two hundred twenty-seven-a, two hundred twenty-seven-b or two hundred twenty-seven-c of this article;

(g) the right to offset payments made to a utility company against the rent due as provided in section two hundred thirty-five-a of this article, applicable to any residential unit;

(h) the right to receive a receipt for the payment of rent as provided in section two hundred thirty-five-e of this article;

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

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(i) the right not to utilize an electronic billing and/or payment system as the only method for the payment of rent as provided in section two hundred thirty-five-g of this article; and

(j) the rights pertaining to security depositor advance payment of rent as provided in sections 7-103, 7-105, 7-107 and/or 7-108 of the general obligations law.

2. Subject to the provisions of subdivision three of this section, each landlord renting a residential unit in this state shall:

(a) attach a copy of the tenants' bill of rights to each written lease and provide the same to the tenant with the executed lease;

(b) provide a copy of the tenants' bill of rights to each tenant entering into an oral lease at the time the tenant agrees to the lease; and

(c) for units containing more than six rental units, affix a notice to tenants of the rights described in this section to the front entrance to the rental premises or elsewhere in the building in a location readily available to the tenants.

3. (a) Except as provided in paragraph (b) of this subdivision, the provisions of this section apply to written and/or oral leases for residential property, including leases for subsidized, rent-regulated or rent stabilized units.

(b) The following properties are exempt from the provisions of this section:

(i) units in owner-occupied buildings with six or fewer units;

(ii) units in hotels, motels, rooming houses, unless rent is paid on a monthly basis and such unit is occupied for more than thirty-two days;

(iii) school dormitory rooms;

(iv) shelters;

(v) employees' quarters;

(vi) non-residential rental properties; and

(vii) owner-occupied cooperative apartments where the tenant is the unit owner or shareholder of a cooperative housing corporation, or is the owner-occupied condominium apartment.

§ 3. This act shall take effect on the ninetieth day after it shall have become a law.