

STATE OF NEW YORK

9742

IN SENATE

April 2, 2026

Introduced by Sen. KAVANAGH -- 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 multiple dwelling law, in relation to the standards for openable windows in residential units

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

1 Section 1. Section 30 of the multiple dwelling law is amended by
2 adding a new subdivision 11 to read as follows:

3 11. (a) Notwithstanding any other provision of law, for newly devel-
4 oped residential units, including those created through the conversion
5 of non-residential buildings to residential use, the requirement for
6 openable windows shall be deemed satisfied if the unit complies with the
7 mechanical ventilation standards set forth in ASHRAE Standard 62.1,
8 "Ventilation for Acceptable Indoor Air Quality", or any successor stand-
9 ard, as amended or updated. Such standards must provide adequate indoor
10 air quality and airflow through mechanical ventilation systems in
11 accordance with the ASHRAE requirements.

12 (b) No local government or municipality shall enact or enforce any
13 law, code, or ordinance that imposes openable window requirements on
14 residential units developed in accordance with the ventilation standards
15 outlined in this subdivision.

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

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

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