S T A T E O F N E W Y O R K

5456

2009-2010 Regular Sessions

I N A S S E M B L Y

February 13, 2009

Introduced by M. of A. SPANO, ESPAILLAT, GABRYSZAK, BROOK-KRASNY -- Multi-Sponsored by -- M. of A. HOOPER -- read once and referred to the Committee on Housing

AN ACT to amend the real property law, in relation to requiring a landlord to furnish to each tenant signing a new or renewal lease a rider describing the rights and duties of landlords and tenants

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

Section 1. The real property law is amended by adding a new section 223-c to read as follows:

S 223-C. RENTERS' BILL OF RIGHTS. 1. EACH LANDLORD SUBJECT UNDER THIS ARTICLE SHALL FURNISH TO EACH TENANT EITHER RENEWING OR ENTERING INTO A LEASE, A RIDER DESCRIBING THE RIGHTS AND DUTIES OF THE CONTRACTING PARTIES. THE LEASE SHALL HAVE IN BOLD PRINT APPEARING ON THE FIRST PAGE THE FOLLOWING: "ATTACHED TO THIS LEASE IS A 'RENTERS' BILL OF RIGHTS' WITH THE PERTINENT RULES AND REGULATIONS GOVERNING THE RIGHTS AND DUTIES OF LANDLORDS AND TENANTS." SUCH RIDER SHALL INCLUDE INFORMATION REGARDING RELEVANT RENT CONTROL OR REGULATION, AS WELL AS THE APPROPRIATE ADMINISTRATIVE OR JUDICIAL BODY FOR HEARING AND DETERMINING POTENTIAL DISPUTES BETWEEN LANDLORD AND TENANT.

2. THE RIDER SHALL APPEAR IN LARGER TYPE THAN THE LEASE AND SHALL CONFORM TO THE INTENT OF SECTION 5-702 OF THE GENERAL OBLIGATIONS LAW.

S 2. This act shall take effect immediately.

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

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