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

5610

2009-2010 Regular Sessions

I N A S S E M B L Y

February 13, 2009

Introduced by M. of A. DINOWITZ -- read once and referred to the Committee on Housing

AN ACT to provide continued tenancy for certain non-purchasing senior citizens in the city of New York

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

Section 1. The legislature hereby finds that due to the special circumstances of senior citizens, a greater degree of care must be taken in preserving the essentials of life for the elderly. In 1982, and again in 1986, the legislature recognized the particular hardship of relocation for such persons and extended to eligible senior citizens protection from eviction pursuant to certain cooperative or condominium conversion plans. The legislature hereby finds that greater protection must be afforded to senior citizens currently residing in multiple dwellings subject to a cooperative or condominium conversion plan in the city of New York and threatened with eviction pursuant to an eviction plan.

S 2. Notwithstanding any contrary provision of law, any person who attains the age of sixty-two years or older on or before July 1, 2009, who is and has continuously been since prior to January 1, 1982, a tenant of a dwelling unit located in a building or group of buildings or development in the city of New York subject to a cooperative or condominium conversion eviction plan, and who is a non-purchasing tenant and otherwise subject to eviction may remain in occupancy, with all of the rights of non-purchasing tenants as provided in paragraph (c) of subdivision 2 of section 352-eeee of the general business law and all protections extended by applicable rent regulation laws and provisions; provided, however, that the units occupied by such tenants or the shares allocated thereto have not been sold to a bona fide purchaser for occupancy prior to the effective date of this act; and provided further, however, that the right of succession with respect to such unit shall be

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

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limited to the spouses of such tenants, and thereafter, such family members of such tenants which are named on the lease for such dwelling unit.

S 3. This act shall take effect immediately.