

S E N A T E - A S S E M B L Y

February 22, 2010

IN SENATE -- Introduced by Sen. SERRANO -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development

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

AN ACT to amend chapter 576 of the laws of 1974 amending the emergency housing rent control law relating to the control of and stabilization of rent in certain cases, the emergency housing rent control law, chapter 329 of the laws of 1963 amending the emergency housing rent control law relating to recontrol of rents in Albany, chapter 555 of the laws of 1982 amending the general business law and the administrative code of the city of New York relating to conversion of residential property to cooperative or condominium ownership in the city of New York, chapter 402 of the laws of 1983 amending the general business law relating to conversions of rental residential property to cooperative or condominium ownership in certain municipalities in the counties of Nassau, Westchester and Rockland and the rent regulation reform act of 1997, in relation to extending the period of effectiveness thereof

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

1 Section 1. Section 17 of chapter 576 of the laws of 1974, amending the  
2 emergency housing rent control law relating to the control of and  
3 stabilization of rent in certain cases, as amended by chapter 82 of the  
4 laws of 2003, is amended to read as follows:  
5 S 17. Effective date. This act shall take effect immediately and  
6 shall remain in full force and effect until and including the fifteenth  
7 day of June [2011] 2014; except that sections two and three shall take  
8 effect with respect to any city having a population of one million or  
9 more and section one shall take effect with respect to any other city,  
10 or any town or village whenever the local legislative body of a city,  
11 town or village determines the existence of a public emergency pursuant  
12 to section three of the emergency tenant protection act of nineteen

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

1 seventy-four, as enacted by section four of this act, and provided that  
2 the housing accommodations subject on the effective date of this act to  
3 stabilization pursuant to the New York city rent stabilization law of  
4 nineteen hundred sixty-nine shall remain subject to such law upon the  
5 expiration of this act.

6 S 2. Subdivision 2 of section 1 of chapter 274 of the laws of 1946,  
7 constituting the emergency housing rent control law, as amended by chap-  
8 ter 82 of the laws of 2003, is amended to read as follows:

9 2. The provisions of this act, and all regulations, orders and  
10 requirements thereunder shall remain in full force and effect until and  
11 including June 15, [2011] 2014.

12 S 3. Section 2 of chapter 329 of the laws of 1963, amending the emer-  
13 gency housing rent control law relating to recontrol of rents in Albany,  
14 as amended by chapter 82 of the laws of 2003, is amended to read as  
15 follows:

16 S 2. This act shall take effect immediately and the provisions of  
17 subdivision 6 of section 12 of the emergency housing rent control law,  
18 as added by this act, shall remain in full force and effect until and  
19 including June 15, [2011] 2014.

20 S 4. Section 10 of chapter 555 of the laws of 1982, amending the  
21 general business law and the administrative code of the city of New York  
22 relating to conversion of residential property to cooperative or condo-  
23 minium ownership in the city of New York, as amended by chapter 82 of  
24 the laws of 2003, is amended to read as follows:

25 S 10. This act shall take effect immediately; provided, that the  
26 provisions of sections one, two and nine of this act shall remain in  
27 full force and effect only until and including June 15, [2011] 2014;  
28 provided further that the provisions of section three of this act shall  
29 remain in full force and effect only so long as the public emergency  
30 requiring the regulation and control of residential rents and evictions  
31 continues as provided in subdivision 3 of section 1 of the local emer-  
32 gency housing rent control act; provided further that the provisions of  
33 sections four, five, six and seven of this act shall expire in accord-  
34 ance with the provisions of section 26-520 of the administrative code of  
35 the city of New York as such section of the administrative code is, from  
36 time to time, amended; provided further that the provisions of section  
37 26-511 of the administrative code of the city of New York, as amended by  
38 this act, which the New York City Department of Housing Preservation and  
39 Development must find are contained in the code of the real estate  
40 industry stabilization association of such city in order to approve it,  
41 shall be deemed contained therein as of the effective date of this act;  
42 and provided further that any plan accepted for filing by the department  
43 of law on or before the effective date of this act shall continue to be  
44 governed by the provisions of section 352-eeee of the general business  
45 law as they had existed immediately prior to the effective date of this  
46 act.

47 S 5. Section 4 of chapter 402 of the laws of 1983, amending the gener-  
48 al business law relating to conversions of rental residential property  
49 to cooperative or condominium ownership in certain municipalities in the  
50 counties of Nassau, Westchester and Rockland, as amended by chapter 82  
51 of the laws of 2003, is amended to read as follows:

52 S 4. This act shall take effect immediately; provided, that the  
53 provisions of sections one and three of this act shall remain in full  
54 force and effect only until and including June 15, [2011] 2014; and  
55 provided further that any plan accepted for filing by the department of  
56 law on or before the effective date of this act shall continue to be

1 governed by the provisions of section 352-eee of the general business  
2 law as they had existed immediately prior to the effective date of this  
3 act.

4 S 6. Subdivision 6 of section 46 of chapter 116 of the laws of 1997,  
5 constituting the rent regulation reform act of 1997, as amended by chap-  
6 ter 82 of the laws of 2003, is amended to read as follows:

7 6. sections twenty-eight, twenty-eight-a, twenty-eight-b and twenty-  
8 eight-c of this act shall expire and be deemed repealed after June 15,  
9 [2011] 2014;

10 S 7. This act shall take effect immediately.