

1540

2009-2010 Regular Sessions

I N S E N A T E

February 2, 2009

Introduced by Sens. STAVISKY, ADAMS, DIAZ, DUANE, KRUEGER, PARKER, SAMP-
SON, SERRANO -- read twice and ordered printed, and when printed to be
committed to the Committee on Judiciary

AN ACT to amend the real property actions and proceedings law, in
relation to evictions from multiple dwellings

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

1 Section 1. The real property actions and proceedings law is amended
2 by adding a new section 770-a to read as follows:
3 S 770-A. EVICTIONS. NOTWITHSTANDING THE PROVISIONS OF ANY GENERAL,
4 SPECIAL OR LOCAL LAW, RULE, REGULATION OR CODE TO THE CONTRARY, NO
5 TENANT OF A MULTIPLE DWELLING, COMPRISING SIX OR MORE UNITS, MAY BE
6 EVICTED FOR THE NON-PAYMENT OF RENT FROM SUCH MULTIPLE DWELLING AFTER
7 HAVING REGISTERED A COMPLAINT WITH A LOCAL RENT OFFICE UNTIL SUCH LOCAL
8 RENT OFFICE OR COURT HAS DETERMINED THAT SUCH COMPLAINT IS WITHOUT
9 MERIT, THE GROUNDS FOR SUCH COMPLAINT NO LONGER EXIST, OR A COURT OF
10 COMPETENT JURISDICTION HAS SPECIFICALLY DETERMINED THAT RENT SHOULD BE
11 PAID NOTWITHSTANDING SUCH COMPLAINT, PROVIDED, HOWEVER, THE COURT HAS
12 THE RIGHT TO ORDER THE EVICTION OF SUCH TENANT, NOTWITHSTANDING THIS
13 SECTION, IF THE COURT FINDS THE COMPLAINT WAS MADE FRIVOLOUSLY OR WITH
14 THE INTENT TO DEFRAUD BY SUCH TENANT.
15 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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