

S. 373

A. 853

2009-2010 Regular Sessions

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

(PREFILED)

January 7, 2009

IN SENATE -- Introduced by Sen. KRUGER -- 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. GREENE -- read once and referred to the Committee on Housing

AN ACT to amend the administrative code of the city of New York and the emergency tenant protection act of nineteen seventy-four, in relation to warehousing of housing accommodations and penalties therefor

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

1 Section 1. Legislative findings and intent. The legislature finds and
2 declares that each person in the state shall have a right to be housed
3 and that such right to housing is a basic human right.
4 The legislature further finds and declares that the practice of "ware-
5 housing", that is of intentionally withholding housing accommodations
6 from the housing market, including the withholding of apartments for
7 purposes of future co-operative apartment conversion, has contributed
8 significantly to the shortage of housing in this state, especially in
9 the city of New York.
10 The legislature further finds and declares that the practice of ware-
11 housing has violated the right to housing of many of the citizens and
12 residents of this state.
13 It is thus the intent of the legislature to eliminate the practice of
14 warehousing by providing strong penalties to deter such practice.
15 S 2. Section 26-412 of the administrative code of the city of New York
16 is amended by adding a new subdivision g to read as follows:
17 G. IT SHALL BE UNLAWFUL TO HARASS A TENANT TO OBTAIN VACANCY OF HIS OR
18 HER HOUSING ACCOMMODATION OR TO HAVE INTENTIONALLY WITHHELD A HOUSING
19 ACCOMMODATION FROM THE MARKET, INCLUDING WITHHOLDING SUCH ACCOMMODATION

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

LBD00324-02-9

1 FOR THE PURPOSE OF FUTURE CO-OPERATIVE APARTMENT CONVERSION. FOR THE
2 PURPOSES OF THIS SUBDIVISION, HARASSMENT CONSISTS OF ENGAGING IN A
3 COURSE OF CONDUCT OR REPEATEDLY COMMITTING ACTS WHICH ALARM OR SERIOUSLY
4 ANNOY A TENANT OR OTHER PERSON RESIDING IN THE TENANT'S HOUSING ACCOMMO-
5 DATION AND WHICH SERVE NO LEGITIMATE PURPOSE.

6 S 3. Paragraph 2 of subdivision c of section 26-516 of the administra-
7 tive code of the city of New York, as amended by chapter 116 of the laws
8 of 1997, is amended to read as follows:

9 (2) to have harassed a tenant to obtain vacancy of his or her housing
10 accommodation FROM THE MARKET, INCLUDING WITHHOLDING SUCH ACCOMMODATION
11 FOR THE PURPOSE OF FUTURE CO-OPERATIVE APARTMENT CONVERSION, the commis-
12 sioner may impose by administrative order after hearing, a civil penalty
13 for any such violation. Such penalty shall be in the amount of not less
14 than one thousand dollars nor more than five thousand dollars for each
15 such offense or for a violation consisting of conduct directed at the
16 tenants of more than one housing accommodation.

17 S 4. Paragraph 2 of subdivision c of section 26-516 of the administra-
18 tive code of the city of New York is amended to read as follows:

19 (2) to have harassed a tenant to obtain vacancy of his or her housing
20 accommodation OR TO HAVE INTENTIONALLY WITHHELD A HOUSING ACCOMMODATION
21 FROM THE MARKET, INCLUDING WITHHOLDING SUCH ACCOMMODATION FOR THE
22 PURPOSE OF FUTURE CO-OPERATIVE APARTMENT CONVERSION, the commissioner
23 may impose by administrative order after hearing, a civil penalty for
24 any such violation. Such penalty shall be in the amount of up to one
25 thousand dollars for a first such offense and up to twenty-five hundred
26 dollars for each subsequent offense or for a violation consisting of
27 conduct directed at the tenants of more than one housing accommodation.

28 S 5. Clause (ii) of paragraph 3 of subdivision a of section 12 of
29 section 4 of chapter 576 of the laws of 1974, constituting the emergency
30 tenant protection act of nineteen seventy-four, as amended by chapter
31 116 of the laws of 1997, is amended to read as follows:

32 (ii) to have harassed a tenant to obtain vacancy of his housing accom-
33 modation OR TO HAVE INTENTIONALLY WITHHELD A HOUSING ACCOMMODATION FROM
34 THE MARKET, INCLUDING WITHHOLDING SUCH ACCOMMODATION FOR THE PURPOSE OF
35 FUTURE CO-OPERATIVE APARTMENT CONVERSION, the commissioner may impose by
36 administrative order after hearing, a civil penalty for any such
37 violation. Such penalty shall be in the amount of not less than one
38 thousand dollars nor more than five thousand dollars for each offense or
39 for a violation consisting of conduct directed at the tenants of more
40 than one housing accommodation.

41 S 6. This act shall take effect immediately; provided that the amend-
42 ment to section 26-412 of the city rent and rehabilitation law made by
43 section two of this act shall remain in full force and effect only as
44 long as the public emergency requiring the regulation and control of
45 residential rents and evictions continues, as provided in subdivision 3
46 of section 1 of the local emergency housing rent control act; and
47 provided further that the amendment to section 26-516 of the rent
48 stabilization law of nineteen hundred sixty-nine made by sections three
49 and four of this act shall expire on the same date as such law expires,
50 unless section three of this act sooner expires, and shall not affect
51 the expiration of such law as provided under section 26-520 of such law;
52 and provided further that such amendment shall take effect after June
53 15, 2003 as provided in subdivision 6 of section 46 of chapter 116 of
54 the laws of 1997, or such other date as may be provided by an amendment
55 to such section 46, if any; and provided that section three of this act
56 shall expire and be deemed repealed when section four of this act takes

1 effect; and provided further that the amendment to section 12 of the
2 emergency tenant protection act of nineteen seventy-four made by section
3 five of this act shall expire on the same date as such act expires and
4 shall not affect the expiration of such act as provided in section 17 of
5 chapter 576 of the laws of 1974, as amended.