

1028

2009-2010 Regular Sessions

I N S E N A T E

January 22, 2009

Introduced by Sen. KRUGER -- read twice and ordered printed, and when printed to be committed to the Committee on Aging

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:

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

12 S 2. Notwithstanding any contrary provision of law, any person who
13 attains the age of sixty-two years or older on or before July 1, 2009,
14 who is and has continuously been since prior to January 1, 1982, a
15 tenant of a dwelling unit located in a building or group of buildings or
16 development in the city of New York subject to a cooperative or condo-
17 minium conversion eviction plan, and who is a non-purchasing tenant and
18 otherwise subject to eviction may remain in occupancy, with all of the
19 rights of non-purchasing tenants as provided in paragraph (c) of subdi-
20 vision 2 of section 352-eeee of the general business law and all
21 protections extended by applicable rent regulation laws and provisions;
22 provided, however, that the units occupied by such tenants or the shares
23 allocated thereto have not been sold to a bona fide purchaser for occu-
24 pancy prior to the effective date of this act; and provided further,
25 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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1 limited to the spouses of such tenants, and thereafter, such family
2 members of such tenants which are named on the lease for such dwelling
3 unit.
4 S 3. This act shall take effect immediately.