

S T A T E   O F   N E W   Y O R K

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1971

2011-2012 Regular Sessions

I N   A S S E M B L Y

January 12, 2011

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Introduced by M. of A. JEFFRIES, WRIGHT, GLICK -- Multi-Sponsored by --  
M. of A. FARRELL -- read once and referred to the Committee on Housing

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 ASSEMBLY, 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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