S T A T E O F N E W Y O R K

3188

2011-2012 Regular Sessions

I N A S S E M B L Y

January 24, 2011

Introduced by M. of A. CYMBROWITZ, BARRON, CASTRO, ROBINSON -- Multi-Sponsored by -- M. of A. CAMARA, JACOBS, TITUS -- read once and referred to the Committee on Housing

AN ACT to amend the administrative code of the city of New York, in relation to warrants of eviction

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

Section 1. Clause (ii) of subparagraph (c) of paragraph 9 of subdivision c of section 26-511 of the administrative code of the city of New York is amended to read as follows:

(ii) [the owner requires the unit for a non-residential use in connection with its charitable or educational purposes] THE TENANT'S INITIAL OCCUPANCY PREDATES THE OWNER'S ACQUISITION OF THE BUILDING, AND SUCH TENANT IS LESS THAN SIXTY-TWO YEARS OF AGE AND HAS BEEN A TENANT IN A HOUSING ACCOMMODATION IN THAT BUILDING FOR LESS THAN TWENTY YEARS, THE OWNER MAY ONLY SERVE A WARRANT OF EVICTION IF THE OWNER HAS GIVEN AT LEAST ONE YEAR'S NOTICE TO THE TENANT OF THE OWNER'S INTENTION TO CHANGE THE USE OF THE BUILDING TO NON-RESIDENTIAL USE IN CONNECTION WITH ITS CHARITABLE OR EDUCATIONAL PURPOSE AND HAS OFFERED WITH REASONABLE INDICIA OF GOOD FAITH, TO REIMBURSE THE TENANT FOR ALL REASONABLE EXPENSES TO LOCATE A COMPARABLE RENTAL UNIT AND TO RELOCATE; or

S 2. This act shall take effect immediately, but shall not apply in cases in which a court of competent jurisdiction has issued a warrant of eviction before such effective date; provided, however, that the amendments made to section 26-511 of the administrative code of the city of New York by section one of this act shall not affect the expiration of such section and shall be deemed to expire therewith.

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

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