

2011-2012 Regular Sessions

I N S E N A T E

(PREFILED)

January 5, 2011

Introduced by Sens. MONTGOMERY, HASSELL-THOMPSON, KRUEGER, SERRANO --
read twice and ordered printed, and when printed to be committed to
the Committee on Judiciary

AN ACT to amend the real property law, in relation to notice of the
rights and duties of owners and tenants in cities with a population of
one million or more

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

1 Section 1. The real property law is amended by adding a new section
2 235-h to read as follows:
3 S 235-H. RIGHTS AND DUTIES OF OWNERS AND TENANTS. 1. IN CITIES WITH A
4 POPULATION OF ONE MILLION OR MORE, EACH OWNER OF RESIDENTIAL REAL PROP-
5 ERTY SHALL FURNISH TO EACH TENANT SIGNING A NEW OR RENEWAL LEASE, A
6 RIDER DESCRIBING THE RIGHTS AND DUTIES OF OWNERS AND TENANTS IN THE
7 HOUSING PART OF THE CIVIL COURT IN SUCH CITY. SUCH PUBLICATION SHALL
8 CONFORM TO THE INTENT OF SECTION 5-702 OF THE GENERAL OBLIGATIONS LAW
9 AND SHALL BE ATTACHED AS AN ADDENDUM TO THE LEASE. UPON THE FACE OF EACH
10 LEASE, IN BOLD PRINT, SHALL APPEAR THE FOLLOWING: "ATTACHED TO THIS
11 LEASE ARE THE PERTINENT RULES AND REGULATIONS GOVERNING TENANTS AND
12 LANDLORDS' RIGHTS WITH REGARDS TO THE HOUSING PART OF THE CIVIL COURT".
13 2. THE RIDER SHALL BE IN A FORM PROMULGATED BY THE OFFICE OF COURT
14 ADMINISTRATION IN LARGER TYPE THAN THE LEASE AND SHALL BE UTILIZED AS
15 PROVIDED IN SUBDIVISION ONE OF THIS SECTION.
16 3. THE OFFICE OF COURT ADMINISTRATION SHALL PREPARE AND IMPLEMENT A
17 PUBLIC EDUCATION CAMPAIGN, USING THE WRITTEN MEDIA, RADIO AND TELE-
18 VISION, THE PURPOSE OF WHICH SHALL BE TO INFORM TENANTS OF ALL OF THEIR
19 RIGHTS AS TENANTS, AND OF THE AVAILABILITY OF THE HOUSING PART OF SUCH
20 CITY'S CIVIL COURT SHOULD THEY BE AGGRIEVED.
21 S 2. This act shall take effect on the sixtieth day after it shall
22 have become a law.

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

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