

5177

2011-2012 Regular Sessions

I N A S S E M B L Y

February 14, 2011

Introduced by M. of A. ROSENTHAL -- read once and referred to the
Committee on Judiciary

AN ACT to amend the real property law, in relation to providing prospective lessees with the property's bedbug infestation history for the previous year

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEMBLY, 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. NOTICE OF BEDBUG INFESTATION HISTORY. 1. ALL PROSPECTIVE
4 LESSEES SHALL BE FURNISHED WITH A NOTICE, IN A FORM PROMULGATED OR
5 APPROVED BY THE STATE DIVISION OF HOUSING AND COMMUNITY RENEWAL, THAT
6 SETS FORTH THE PROPERTY'S BEDBUG INFESTATION HISTORY FOR THE PREVIOUS
7 YEAR.
8 2. INFORMATION SHALL INCLUDE ANY BEDBUG INFESTATION OF THE PREMISES TO
9 BE RENTED BY THE PROSPECTIVE TENANT AND THE BUILDING IN WHICH THE PREM-
10 ISES ARE LOCATED.
11 3. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO CITIES WITH A
12 POPULATION OF ONE MILLION OR MORE.
13 4. THIS SECTION SHALL APPLY TO, BUT NOT BE LIMITED TO, CO-OP SALES AND
14 CO-OP AND CONDO RENTALS.
15 S 2. This act shall take effect on the sixtieth day after it shall
16 have become a law. Provided, however, that the commissioner of the
17 state division of housing and community renewal may take any action
18 necessary for the timely implementation of this act on or before the
19 date on which it shall have become a law.

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

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