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

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:

Section 1. The real property law is amended by adding a new section 235-h to read as follows:

S 235-H. NOTICE OF BEDBUG INFESTATION HISTORY. 1. ALL PROSPECTIVE LESSEES SHALL BE FURNISHED WITH A NOTICE, IN A FORM PROMULGATED OR APPROVED BY THE STATE DIVISION OF HOUSING AND COMMUNITY RENEWAL, THAT SETS FORTH THE PROPERTY'S BEDBUG INFESTATION HISTORY FOR THE PREVIOUS YEAR.

2. INFORMATION SHALL INCLUDE ANY BEDBUG INFESTATION OF THE PREMISES TO BE RENTED BY THE PROSPECTIVE TENANT AND THE BUILDING IN WHICH THE PREMISES ARE LOCATED.

3. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO CITIES WITH A POPULATION OF ONE MILLION OR MORE.

4. THIS SECTION SHALL APPLY TO, BUT NOT BE LIMITED TO, CO-OP SALES AND CO-OP AND CONDO RENTALS.

S 2. This act shall take effect on the sixtieth day after it shall have become a law. Provided, however, that the commissioner of the state division of housing and community renewal may take any action necessary for the timely implementation of this act on or before the 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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