

S. 1941--A

A. 2136--A

2011-2012 Regular Sessions

S E N A T E - A S S E M B L Y

January 14, 2011

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IN SENATE -- Introduced by Sen. LAVALLE -- read twice and ordered printed, and when printed to be committed to the Committee on Judiciary -- recommitted to the Committee on Judiciary in accordance with Senate Rule 6, sec. 8 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

IN ASSEMBLY -- Introduced by M. of A. THIELE -- read once and referred to the Committee on Aging -- recommitted to the Committee on Aging in accordance with Assembly Rule 3, sec. 2 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the real property law, in relation to lease-hold retirement communities

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     238-a to read as follows:  
3     S 238-A. LEASE-HOLD RETIREMENT COMMUNITY. 1. DEFINITIONS. AS USED IN  
4     THIS SECTION:  
5     (A) A "LEASE-HOLD RETIREMENT COMMUNITY" SHALL MEAN A CONTIGUOUS PARCEL  
6     OF PRIVATELY OWNED REAL PROPERTY CONTAINING TWO HUNDRED OR MORE LOTS  
7     WHICH ARE LEASED TO OWNERS OF YEAR-ROUND HOMES ERECTED THEREON AND  
8     AFFIXED THERETO WHEREIN THE OCCUPATION IS RESTRICTED TO INDIVIDUALS  
9     BASED ON AGE PURSUANT TO PARAGRAPH (H) OF SUBDIVISION THREE OF THIS  
10    SECTION.  
11    A "LEASE-HOLD RETIREMENT COMMUNITY" SHALL NOT INCLUDE A MOBILE HOME  
12    PARK, OR CONDOMINIUM, AS DEFINED IN THIS CHAPTER OR REAL PROPERTY OWNED  
13    BY A CORPORATION FORMED PURSUANT TO THE COOPERATIVE CORPORATIONS LAW.  
14    (B) "HOME OWNER" SHALL MEAN ONE WHO HOLDS TITLE TO A HOME.  
15    (C) "TENANT" SHALL MEAN ONE WHO OCCUPIES A HOME IN A LEASE-HOLD  
16    RETIREMENT COMMUNITY FOR THIRTY DAYS OR MORE, AND WHOSE OCCUPATION OF

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

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1 THE HOME IN THE LEASE-HOLD RETIREMENT COMMUNITY IS KNOWN TO THE  
2 LEASE-HOLD RETIREMENT COMMUNITY OWNER OR OPERATOR.

3 2. LEASES. (A) ANY LEASE-HOLD RETIREMENT COMMUNITY OWNER OR OPERATOR  
4 SHALL OFFER EVERY HOME OWNER THE OPPORTUNITY TO SIGN A LONG TERM LEASE  
5 FOR NINETY-NINE YEARS, WITH AN OPTION OF THE HOME OWNER TO CANCEL SAID  
6 LEASE ON NINETY DAYS WRITTEN NOTICE TO SAID OWNER OR OPERATOR.

7 (B) A COPY OF SUCH LEASE-HOLD RETIREMENT COMMUNITY'S RULES AND REGU-  
8 LATIONS, IF ANY, SHALL BE ATTACHED TO AND BECOME A PART OF THE LEASE  
9 PROVIDED FOR BY THIS SECTION, AS IF FULLY SET FORTH THEREIN.

10 (C) NO RULES OR REGULATIONS SHALL BE INCONSISTENT WITH THE LEASE  
11 PROVISIONS IN EFFECT AT THE COMMENCEMENT OF SUCH LEASE.

12 (D) A COPY OF THE LEASE SHALL BE DELIVERED BY SUCH LEASE-HOLD RETIRE-  
13 MENT COMMUNITY OWNER OR OPERATOR TO ALL HOME OWNERS OR TENANTS AT THE  
14 TIME OF THE FIRST DEPOSIT MADE PAYABLE TO SAID LEASE-HOLD RETIREMENT  
15 COMMUNITY OWNER OR OPERATOR.

16 3. RULES AND REGULATIONS. (A) THE LEASE-HOLD RETIREMENT COMMUNITY  
17 OWNER OR OPERATOR MAY PROMULGATE RULES OR REGULATIONS GOVERNING THE RENT  
18 AND USE OR OCCUPATION OF THE HOME LOT, PROVIDED THAT SUCH RULES OR REGU-  
19 LATIONS SHALL NOT BE UNREASONABLE, ARBITRARY OR CAPRICIOUS.

20 (B) A COPY OF ALL RULES AND REGULATIONS SHALL BE DELIVERED BY THE  
21 LEASE-HOLD RETIREMENT COMMUNITY OWNER OR OPERATOR TO ALL HOME OWNERS OR  
22 TENANTS AT THE TIME OF THE FIRST DEPOSIT MADE PAYABLE TO SAID LEASE-HOLD  
23 RETIREMENT COMMUNITY OWNER OR OPERATOR.

24 (C) A COPY OF ALL RULES AND REGULATIONS SHALL BE POSTED IN A CONSPICU-  
25 OUS PUBLIC LOCATION UPON THE GROUNDS OF THE LEASE-HOLD RETIREMENT COMMU-  
26 NITY.

27 (D) IF A RULE OR REGULATION IS NOT APPLIED UNIFORMLY TO ALL HOME  
28 OWNERS OR TENANTS, THERE SHALL BE A REBUTTABLE PRESUMPTION THAT SUCH  
29 RULE OR REGULATION IS UNREASONABLE, ARBITRARY OR CAPRICIOUS.

30 (E) ANY RULE OR REGULATION WHICH DOES NOT CONFORM TO THE REQUIREMENTS  
31 OF THIS SECTION OR WHICH HAS NOT BEEN SUPPLIED OR POSTED AS REQUIRED BY  
32 THIS SECTION, SHALL NOT BE ENFORCEABLE.

33 (F) NO RULE OR REGULATION MAY BE ADDED, AMENDED, REPEALED OR CHANGED  
34 BY THE LEASE-HOLD RETIREMENT COMMUNITY OWNER OR OPERATOR WITHOUT THE  
35 WRITTEN CONSENT OF SIXTY PERCENT OF THE HOME OWNERS.

36 (G) RULES AND REGULATIONS SHALL NOT TAKE EFFECT UNTIL SUPPLIED AND  
37 POSTED PURSUANT TO THIS SUBDIVISION.

38 (H) SUCH RULES AND REGULATIONS MAY ESTABLISH A MINIMUM AGE FOR INDI-  
39 VIDUALS TO OCCUPY A HOME WITHIN THE LEASE-HOLD RETIREMENT COMMUNITY  
40 SUBJECT TO ANY APPLICABLE LAW.

41 4. FEES. (A) NO LEASE-HOLD RETIREMENT COMMUNITY HOME OWNER OR TENANT  
42 SHALL BE CHARGED A FEE, CHARGE, OR ASSESSMENT THAT IS NOT ALREADY SPECI-  
43 FIED IN THEIR CURRENT LEASE AGREEMENT, EXCEPT FOR RENT, UTILITIES, AND  
44 FEES FOR SERVICES NECESSARY FOR THE OPERATION OF THE LEASE-HOLD RETIRE-  
45 MENT COMMUNITY, UNLESS AGREED TO BY SIXTY PERCENT OF ALL OF THE HOME  
46 OWNERS, SUCH AS FOR FACILITIES AVAILABLE TO THE HOMEOWNERS AND TENANTS.

47 (B) ALL SUCH CHARGES FOR RENT, UTILITIES, SERVICES NECESSARY FOR THE  
48 OPERATION OF THE LEASE-HOLD RETIREMENT COMMUNITY, AND FACILITIES AVAIL-  
49 ABLE TO THE HOMEOWNERS AND TENANTS MUST BE REASONABLY RELATED TO THE  
50 VALUE OF THE FACILITY AVAILABLE OR THE SERVICES ACTUALLY RENDERED.

51 (C) A LEASE-HOLD RETIREMENT COMMUNITY OWNER OR OPERATOR MUST FULLY  
52 DISCLOSE ALL CHARGES FOR RENT, UTILITIES, SERVICES NECESSARY FOR THE  
53 OPERATION OF THE LEASE-HOLD RETIREMENT COMMUNITY, AND FACILITIES AVAIL-  
54 ABLE TO THE HOMEOWNERS AND TENANTS TO ALL HOME OWNERS AT THE TIME OF THE  
55 FIRST DEPOSIT MADE PAYABLE TO SAID COMMUNITY OWNER OR OPERATOR. A NEW  
56 FEE, CHARGE, OR ASSESSMENT THAT IS NOT SPECIFIED IN A HOMEOWNER'S LEASE

1 AGREEMENT SHALL NOT BE COLLECTABLE UNTIL THE LEASE-HOLD RETIREMENT  
2 COMMUNITY OWNER OR OPERATOR PROVIDES THE HOMEOWNER WITH A WRITTEN COPY  
3 DETAILING SUCH FEE, CHARGE, OR ASSESSMENT.

4 (D) FAILURE ON THE PART OF THE LEASE-HOLD RETIREMENT COMMUNITY OWNER  
5 OR OPERATOR TO FULLY DISCLOSE ALL CHARGES FOR RENT, UTILITIES, SERVICES  
6 NECESSARY FOR THE OPERATION OF THE LEASE-HOLD RETIREMENT COMMUNITY, AND  
7 FACILITIES AVAILABLE TO THE HOMEOWNERS AND TENANTS PURSUANT TO PARAGRAPH  
8 (C) OF THIS SUBDIVISION SHALL PREVENT THE SAID COMMUNITY OWNER OR OPERA-  
9 TOR FROM COLLECTING SUCH CHARGES.

10 5. PROHIBITION. NO LEASE-HOLD RETIREMENT COMMUNITY OWNER OR OPERATOR  
11 SHALL:

12 (A) RESTRICT THE PURCHASE AND/OR INSTALLATION OF ANY COMMODITIES,  
13 GOODS OR SERVICES BY THE HOME OWNER OR AGENT THEREOF TO SPECIFIC  
14 VENDORS, INCLUDING, BUT NOT LIMITED TO, EMPLOYEES, AGENTS OR OTHER  
15 PERSONS ACTING FOR OR ON BEHALF OF THE LEASE-HOLD RETIREMENT COMMUNITY  
16 OWNER OR OPERATOR.

17 (B) RESTRICT THE IMPROVEMENT, INCLUDING BUT NOT LIMITED TO, THE  
18 INSTALLATION OF APPLIANCES, TO ANY PROPERTY OF THE HOMEOWNER OR TENANT,  
19 SO LONG AS SUCH IMPROVEMENT IS IN COMPLIANCE WITH APPLICABLE BUILDING  
20 CODES, OTHER PROVISIONS OF LAW, AND THE RULES AND REGULATIONS OF THE  
21 LEASE-HOLD RETIREMENT COMMUNITY.

22 (C) RESTRICT THE INSTALLATION, MAINTENANCE OR REPAIR OF ANY PROPERTY  
23 OF THE HOME OWNER OR TENANT TO SPECIFIC VENDORS INCLUDING, BUT NOT  
24 LIMITED TO, EMPLOYEES, AGENTS OR OTHER PERSONS ACTING FOR OR ON BEHALF  
25 OF THE LEASE-HOLD RETIREMENT COMMUNITY OWNER OR OPERATOR.

26 (D) CHARGE A FEE OR IMPOSE OTHER CHARGES ON A HOME OWNER OR TENANT WHO  
27 CHOOSES TO INSTALL APPLIANCES AND/OR FIXTURES. THIS SHALL NOT RESTRICT  
28 THE ABILITY OF THE LEASE-HOLD RETIREMENT COMMUNITY OWNER OR OPERATOR TO  
29 COLLECT INCREASED UTILITY CHARGES RESULTING FROM THE INSTALLATION OF ANY  
30 APPLIANCE OR FIXTURE.

31 (E) IMPOSE ANY CHARGE FOR OR RESTRICT THE INGRESS OR EGRESS TO THE  
32 LEASE-HOLD RETIREMENT COMMUNITY OF, ANY PERSON EMPLOYED, RETAINED, OR  
33 INVITED BY THE HOME OWNER OR TENANT.

34 6. SALE OF HOMES. (A) A LEASE-HOLD RETIREMENT COMMUNITY OWNER OR OPER-  
35 ATOR SHALL NOT PLACE RESTRICTIONS ON THE SALE OF A HOME IN THE  
36 LEASE-HOLD RETIREMENT COMMUNITY.

37 (B) THE RIGHT TO SELL A LEASE-HOLD RETIREMENT COMMUNITY HOME INCLUDES  
38 THE INCIDENTAL RIGHT TO USE ANY AND ALL METHODS COMMON TO SALES OF RESI-  
39 DENTIAL PROPERTY.

40 (C) THE LEASE-HOLD RETIREMENT COMMUNITY OWNER OR OPERATOR SHALL ENTER  
41 INTO A LEASE AGREEMENT WITHIN A REASONABLE TIME FROM THE COMPLETION OF  
42 THE SALE PURSUANT TO SUBDIVISION TWO OF THIS SECTION WITH THE SUBSEQUENT  
43 PURCHASER OF A HOME IN THE LEASE-HOLD RETIREMENT COMMUNITY.

44 (D) THE LEASE-HOLD RETIREMENT COMMUNITY OWNER OR OPERATOR SHALL NOT  
45 EXACT A COMMISSION OR FEE WITH RESPECT TO THE PRICE REALIZED BY THE  
46 SELLER UNLESS THE COMMUNITY OWNER OR OPERATOR HAS ACTED AS AGENT FOR THE  
47 SAID HOME OWNER IN THE SALE PURSUANT TO A WRITTEN CONTRACT.

48 7. (A) THE LEASE-HOLD RETIREMENT COMMUNITY OWNER OR OPERATOR MAY  
49 RESERVE THE RIGHT TO APPROVE ANY TENANTS WHO LEASE OR SUBLEASE REAL  
50 PROPERTY AND ANY IMPROVEMENTS THEREON FROM A HOMEOWNER WITHIN THE  
51 LEASE-HOLD RETIREMENT COMMUNITY. THE LEASE-HOLD RETIREMENT COMMUNITY  
52 OWNER OR OPERATOR MAY ONLY WITHHOLD APPROVAL IF THE PROPOSED TENANT OR  
53 PROPOSED LEASE OR SUBLEASE IS NOT IN CONFORMITY WITH THE ESTABLISHED  
54 RULES AND REGULATIONS OF SUCH LEASE-HOLD RETIREMENT COMMUNITY.

55 (B) IF A HOMEOWNER WISHES TO LEASE OR SUBLEASE REAL PROPERTY AND ANY  
56 IMPROVEMENTS THEREON WITHIN A LEASE-HOLD RETIREMENT COMMUNITY:

1 (1) THE HOMEOWNER MUST INFORM THE LEASE-HOLD RETIREMENT COMMUNITY  
2 OWNER OR OPERATOR NO LESS THAN THIRTY DAYS PRIOR TO THE PROPOSED EFFEC-  
3 TIVE DATE OF SUCH LEASE OR SUBLEASE.

4 (2) THE LEASE-HOLD RETIREMENT COMMUNITY OWNER OR OPERATOR MAY REQUEST  
5 ADDITIONAL INFORMATION FROM THE HOMEOWNER WITHIN TEN DAYS. IF SUCH ADDI-  
6 TIONAL INFORMATION IS NOT UNDULY BURDENSOME, FAILURE TO PROVIDE SUCH  
7 ADDITIONAL INFORMATION WILL ALLOW THE LEASE-HOLD RETIREMENT COMMUNITY  
8 OWNER OR OPERATOR TO WITHHOLD THEIR APPROVAL OF THE PROPOSED TENANT OR  
9 PROPOSED LEASE OR SUBLEASE.

10 (3) IF THE LEASE-HOLD RETIREMENT COMMUNITY OWNER OR OPERATOR DOES NOT  
11 RESPOND BY APPROVING OR WITHHOLDING APPROVAL OF THE PROPOSED TENANT OR  
12 PROPOSED LEASE OR SUBLEASE WITHIN THIRTY DAYS OF THE INITIAL REQUEST BY  
13 THE HOMEOWNER, THE PROPOSED TENANT OR PROPOSED LEASE OR SUBLEASE SHALL  
14 BE DEEMED APPROVED.

15 8. EMERGENCIES. (A) A LEASE-HOLD RETIREMENT COMMUNITY OWNER OR OPERA-  
16 TOR SHALL DESIGNATE A PHONE NUMBER THAT IS AVAILABLE ON A TWENTY-FOUR  
17 HOUR BASIS TO INSURE THE AVAILABILITY OF EMERGENCY RESPONSE IN MATTERS  
18 AFFECTING THE HEALTH, SAFETY, WELL-BEING, AND/OR GENERAL WELFARE OF  
19 LEASE-HOLD RETIREMENT COMMUNITY TENANTS. THE TELEPHONE NUMBER SHALL BE  
20 POSTED IN A CONSPICUOUS PUBLIC LOCATION IN THE LEASE-HOLD RETIREMENT  
21 COMMUNITY, GIVEN IN WRITING TO EACH HOMEOWNER AND TENANT, AND REGISTERED  
22 WITH APPROPRIATE MUNICIPAL LAW ENFORCEMENT, HEALTH AND FIRE OFFICIALS.

23 9. RETALIATION. NO LEASE-HOLD RETIREMENT COMMUNITY OWNER OR OPERATOR  
24 MAY THREATEN REPRISAL AGAINST ANY OF SUCH HOME OWNERS OR TENANTS AS A  
25 RESULT OF THEIR LAWFUL PURSUITS AND ACTIVITIES.

26 10. REFUSAL TO FURNISH SERVICE. ANY LEASE-HOLD RETIREMENT COMMUNITY  
27 OWNER OR OPERATOR WHO HAS AGREED TO PROVIDE HOT OR COLD WATER, HEAT,  
28 LIGHT, POWER, OR ANY OTHER SERVICE OR FACILITY TO AN OCCUPANT OF THE  
29 LEASE-HOLD RETIREMENT COMMUNITY SHALL NOT WILLFULLY OR INTENTIONALLY  
30 FAIL TO FURNISH SUCH WATER, HEAT, LIGHT, POWER OR OTHER SERVICE OR  
31 FACILITY, OR INTERFERE WITH THE QUIET ENJOYMENT OF THE LEASED PREMISES.

32 11. RECEIPTS. UPON RECEIPT OF RENT, FEES, CHARGES OR OTHER ASSESS-  
33 MENTS, IN THE FORM OF CASH OR ANY INSTRUMENT OTHER THAN THE PERSONAL  
34 CHECK OF THE TENANT, IT SHALL BE THE DUTY OF THE LEASE-HOLD RETIREMENT  
35 COMMUNITY OWNER OR OPERATOR TO PROVIDE THE PAYOR WITH A WRITTEN RECEIPT  
36 CONTAINING THE FOLLOWING:

37 (A) THE DATE;

38 (B) THE AMOUNT;

39 (C) THE IDENTITY OF THE PREMISES AND THE PURPOSE FOR WHICH PAID;

40 (D) THE SIGNATURE AND TITLE OF THE PERSON RECEIVING PAYMENT.

41 12. REMEDIES. (A) ANY LEASE-HOLD RETIREMENT COMMUNITY HOME OWNER OR  
42 TENANT INJURED OR DAMAGED IN WHOLE OR IN PART AS A RESULT OF A VIOLATION  
43 OF ANY OF THE PROVISIONS OF THIS SECTION MAY BRING AN ACTION FOR RECOV-  
44 ERY OF ACTUAL DAMAGES PLUS REASONABLE ATTORNEY'S FEES OR INJUNCTIVE  
45 RELIEF AS APPROPRIATE. THE REMEDY SHALL BE IN ADDITION TO AND SHALL NOT  
46 PRECLUDE OR DIMINISH ANY ACTION THAT AN INDIVIDUAL MAY HAVE UNDER COMMON  
47 LAW OR ANY LOCAL, STATE OR FEDERAL LAW OR REGULATION.

48 (B) THE COUNTY ATTORNEY MAY COMMENCE AN ACTION TO RESTRAIN, PREVENT,  
49 AND/OR ENJOIN A VIOLATION OF THIS SECTION OR A CONTINUANCE OF SUCH  
50 VIOLATION OF THIS SECTION OR A CONTINUANCE OF SUCH VIOLATION BY A  
51 LEASE-HOLD RETIREMENT COMMUNITY OWNER OR OPERATOR.

52 S 2. Separability. If any part or provision of this act or the appli-  
53 cation thereof to a person or circumstance is adjudged invalid by any  
54 court of competent jurisdiction, such judgment shall be confined in its  
55 operation to the part or the provision or application directly involved  
56 in the controversy in which such judgment shall have been rendered and

1 shall not affect or impair the validity of the remainder of this act or  
2 application thereof to other persons or circumstances.  
3 S 3. This act shall take effect on the first of October next succeed-  
4 ing the date on which it shall have become a law and shall apply to  
5 sales, actions, or leases involving lease-hold retirement community  
6 homes occurring or entered into on or after such date.