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

2757

2011-2012 Regular Sessions

I N S E N A T E

February 1, 2011

Introduced by Sen. SERRANO -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development

AN ACT to amend the multiple dwelling law, in relation to rent reduction in cases of submetered utility service

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

Section 1. The multiple dwelling law is amended by adding a new section 302-d to read as follows:

S 302-D. PROVISIONS RELATING TO MULTIPLE DWELLINGS WITH SUBMETERING. 1. ANY TENANT RESIDING IN A BUILDING WHICH IS SUBJECT TO SUBMETERING OF UTILITIES SHALL RECEIVE A REDUCTION IN RENT WHICH IS EQUAL TO THE AMOUNT OF THE UTILITY COSTS FOR WHICH SUCH TENANT IS RESPONSIBLE, WHERE SUCH COSTS WERE PREVIOUSLY INCLUDED IN SUCH TENANT'S RENT.

2. THE DIVISION OF HOUSING AND COMMUNITY RENEWAL SHALL, WITHIN NINETY DAYS OF THE EFFECTIVE DATE OF THIS SECTION, REVIEW THE STANDARD AND ACTUAL RENT REDUCTIONS FOR SUBMETERED PROPERTIES AND SHALL REQUIRE INCREASES WHERE THE DIVISION DETERMINES NECESSARY. THE DIVISION SHALL DEVELOP A PROCESS FOR TENANTS TO APPEAL THEIR RENT REDUCTION IF IT DOES NOT ACCURATELY REFLECT THE AMOUNT THEY ARE REQUIRED TO PAY FOR SUBMETERED UTILITIES.

S 2. This act shall take effect immediately.

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

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