

2329--A

2013-2014 Regular Sessions

I N S E N A T E

January 16, 2013

Introduced by Sens. KLEIN, BALL -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development -- recommitted to the Committee on Housing, Construction and Community Development in accordance with Senate Rule 6, sec. 8 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the multiple dwelling law, in relation to prohibiting the owner, agent or operator of a multiple dwelling from hiring as a building superintendent, managing agent, or resident manager any person who is designated as a level two or level three sex offender; and to amend the real property law, in relation to providing that sexual harassment of a tenant by any owner, agent or operator of a multiple dwelling, or any employee or contractor of such an owner, agent or operator constitutes a violation of the warranty of habitability

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

1 Section 1. The multiple dwelling law is amended by adding a new
2 section 309-b to read as follows:
3 S 309-B. PROHIBITED HIRING. 1. AN OWNER, AGENT OR OPERATOR OF A
4 MULTIPLE DWELLING SHALL NOT HIRE AS A BUILDING SUPERINTENDENT, MANAGING
5 AGENT OR RESIDENT MANAGER ANY PERSON WHO IS REGISTERED AS A LEVEL TWO OR
6 LEVEL THREE SEX OFFENDER IN THIS STATE PURSUANT TO ARTICLE SIX-C OF THE
7 CORRECTION LAW.
8 2. NOTWITHSTANDING ANY PROVISION OF LAW TO THE CONTRARY, NO TENANT
9 SHALL BE REQUIRED TO GIVE ACCESS TO HIS OR HER APARTMENT TO ANY PERSON
10 WHO IS A REGISTERED SEX OFFENDER.
11 S 2. The real property law is amended by adding a new section 235-h to
12 read as follows:
13 S 235-H. SEXUAL HARASSMENT. 1. IT SHALL BE UNLAWFUL AND SHALL CONSTI-
14 TUTE A VIOLATION OF THE WARRANTY OF HABITABILITY FOR ANY OWNER, AGENT OR

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

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1 OPERATOR OF A MULTIPLE DWELLING OR FOR ANY EMPLOYEE OR CONTRACTOR OF
2 SUCH OWNER, AGENT OR OPERATOR TO SUBJECT ANY TENANT OF THE BUILDING TO
3 SEXUAL HARASSMENT.

4 2. AS USED IN THIS SECTION:

5 (A) "TENANT" MEANS A PERSON OR BUSINESS OCCUPYING OR RESIDING AT THE
6 PREMISES PURSUANT TO A WRITTEN LEASE OR OTHER RENTAL AGREEMENT; AND

7 (B) "SEXUAL HARASSMENT" MEANS UNWELCOME SEXUAL ADVANCES, UNWELCOME
8 REQUESTS FOR SEXUAL FAVORS, AND OTHER UNWELCOME VERBAL OR PHYSICAL
9 CONDUCT OF A SEXUAL NATURE.

10 3. A TENANT MAY APPLY TO THE SUPREME COURT FOR AN ORDER ENJOINING ACTS
11 OR PRACTICES WHICH CONSTITUTE SEXUAL HARASSMENT UNDER SUBDIVISION ONE OF
12 THIS SECTION; AND UPON SUFFICIENT SHOWING, THE SUPREME COURT MAY ISSUE A
13 TEMPORARY OR PERMANENT INJUNCTION, RESTRAINING ORDER OR OTHER ORDER, ALL
14 OF WHICH MAY, AS THE COURT DETERMINES IN THE EXERCISE OF ITS SOUND
15 DISCRETION, BE GRANTED WITHOUT BOND. IN THE EVENT THE COURT ISSUES A
16 PRELIMINARY INJUNCTION IT SHALL MAKE PROVISION FOR AN EXPEDITIOUS TRIAL
17 OF THE UNDERLYING ACTION.

18 4. THE POWERS AND REMEDIES SET FORTH IN THIS SECTION SHALL BE IN ADDI-
19 TION TO ALL OTHER POWERS AND REMEDIES IN RELATION TO SEXUAL HARASSMENT
20 INCLUDING THE AWARD OF DAMAGES. NOTHING CONTAINED IN THIS SECTION SHALL
21 BE CONSTRUED TO AMEND, REPEAL, MODIFY OR AFFECT ANY EXISTING LOCAL LAW
22 OR ORDINANCE, OR PROVISION OF THE CHARTER OR ADMINISTRATIVE CODE OF THE
23 CITY OF NEW YORK, OR TO LIMIT OR RESTRICT THE POWER OF THE CITY OF NEW
24 YORK TO AMEND OR MODIFY ANY EXISTING LOCAL LAW, ORDINANCE OR PROVISION
25 OF SUCH CHARTER OR ADMINISTRATIVE CODE, OR TO RESTRICT OR LIMIT ANY
26 POWER OTHERWISE CONFERRED BY LAW WITH RESPECT TO SEXUAL HARASSMENT.

27 5. ANY AGREEMENT BETWEEN A TENANT AND A LANDLORD IN A WRITTEN LEASE OR
28 ANY OTHER RENTAL AGREEMENT WAIVING OR MODIFYING HIS OR HER RIGHTS AS SET
29 FORTH IN THIS SECTION SHALL BE VOID AS AGAINST AND CONTRARY TO PUBLIC
30 POLICY.

31 S 3. This act shall take effect on the first of January next succeed-
32 ing the date on which it shall have become a law.