

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

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I N S E N A T E

(PREFILED)

January 8, 2014

Introduced by Sen. ESPAILLAT -- 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 public housing law and the administrative code of the city of New York, in relation to non-rental fees charged by landlords

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

1 Section 1. Section 14 of the public housing law is amended by adding a
2 new subdivision 7 to read as follows:
3 7. THE DIVISION OF HOUSING AND COMMUNITY RENEWAL SHALL PUBLISH AN
4 INFORMATIONAL PAMPHLET SETTING FORTH THE MOST COMMON NON-RENTAL FEES
5 AUTHORIZED TO BE IMPOSED BY LANDLORDS. THE LIST SHALL INCLUDE A SHORT
6 DESCRIPTION OF SUCH FEES. THE PUBLICATION SHALL BE MADE AVAILABLE ON THE
7 DIVISION'S WEBSITE AND SHALL BE DISTRIBUTED ANNUALLY TO OWNERS OF HOUS-
8 ING ACCOMMODATIONS WHICH ARE SUBJECT TO THE EMERGENCY TENANT PROTECTION
9 ACT OF NINETEEN SEVENTY-FOUR, THE EMERGENCY HOUSING RENT CONTROL LAW, OR
10 THE LOCAL EMERGENCY HOUSING RENT CONTROL ACT. THE PUBLICATION SHALL BE
11 AVAILABLE IN ENGLISH, ARABIC, CHINESE, HAITIAN CREOLE, KOREAN, RUSSIAN
12 AND SPANISH.
13 S 2. The administrative code of the city of New York is amended by
14 adding a new section 26-412.1 to read as follows:
15 S 26-412.1 NON-RENTAL FEES. EVERY LANDLORD OF HOUSING ACCOMMODATIONS
16 SUBJECT TO THIS CHAPTER OR THE EMERGENCY TENANT PROTECTION ACT OF NINE-
17 TEEN SEVENTY-FOUR SHALL ANNUALLY PROVIDE TO EACH TENANT A COPY OF THE
18 PAMPHLET INFORMATION RELATING TO NON-RENTAL FEES WHICH IS DEVELOPED AND
19 DISTRIBUTED BY THE DIVISION OF HOUSING AND COMMUNITY RENEWAL PURSUANT TO
20 SUBDIVISION SEVEN OF SECTION FOURTEEN OF THE PUBLIC HOUSING LAW.
21 S 3. This act shall take effect immediately; provided that section
22 26-412.1 of the city rent and rehabilitation law as added by section two
23 of this act shall remain in full force and effect only as long as the
24 public emergency requiring the regulation and control of residential
25 rents and evictions continues, as provided in subdivision 3 of section 1
26 of the local emergency housing rent control act.

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

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