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

6113--B

I N S E N A T E

(PREFILED)

January 8, 2014

Introduced by Sens. ESPAILLAT, DIAZ, HASSELL-THOMPSON, HOYLMAN, PARKER, PERKINS, SERRANO -- read twice and ordered printed, and when printed to be committed to the Committee on Judiciary -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the real property law, in relation to legal fees

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 234-a to read as follows:

S 234-A. UNAUTHORIZED LEGAL FEES. A LESSOR OR AGENT THEREOF SHALL BE PROHIBITED FROM ASSESSING A LESSEE ANY FEE, SURCHARGE OR OTHER CHARGES FOR LEGAL SERVICES IN CONNECTION WITH THE OPERATION OR RENTAL OF A RESIDENTIAL UNIT UNLESS THE LESSOR HAS THE LEGAL AUTHORITY TO DO SO PURSUANT TO A COURT ORDER. ANY AGREEMENT OR ASSESSMENT TO THE CONTRARY SHALL BE VOID AS CONTRARY TO PUBLIC POLICY.

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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