

104--B

2013-2014 Regular Sessions

I N   A S S E M B L Y

(PREFILED)

January 9, 2013

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Introduced by M. of A. KAVANAGH, ROSENTHAL, MOSLEY, ROBINSON -- Multi-Sponsored by -- M. of A. FARRELL, GOTTFRIED, JACOBS, PERRY -- read once and referred to the Committee on Housing -- reported from committee, advanced to a third reading, amended and ordered reprinted, retaining its place on the order of third reading -- ordered to a third reading -- committed to Housing -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the administrative code of the city of New York and the emergency tenant protection act of nineteen seventy-four, in relation to the establishment of rent boards

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

1     Section 1. Subdivision a of section 26-510 of the administrative code  
2     of the city of New York is amended to read as follows:  
3     a. There shall be a rent guidelines board to consist of nine members,  
4     appointed by the mayor UPON THE ADVICE AND CONSENT OF THE CITY COUNCIL.  
5     Two members shall be representative of tenants, two shall be representative of owners of property, and five shall be public members [each of  
6     whom]. EACH OF THE PUBLIC MEMBERS shall have had at least five years  
7     experience in [either] PUBLIC SERVICE, SOCIAL SERVICES, URBAN PLANNING,  
8     SOCIAL SCIENCES, finance, economics or housing. One public member shall  
9     be designated by the mayor UPON THE ADVICE AND CONSENT OF THE CITY COUNCIL  
10    to serve as [chairman] CHAIR and shall hold no other public office.  
11    No member, officer or employee of any municipal rent regulation agency  
12    or the state division of housing and community renewal and no person who  
13    owns or manages real estate covered by this law or who [is] RECEIVES  
14    COMPENSATION AS an officer of any owner or tenant organization shall  
15    serve on a rent guidelines board. One public member, one member representative of tenants  
16    and one member representative of owners shall serve

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

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1 for a term ending two years from January first next succeeding the date  
2 of their appointment; one public member, one member representative of  
3 tenants and one member representative of owners shall serve for terms  
4 ending three years from the January first next succeeding the date of  
5 their appointment and two public members shall serve for terms ending  
6 four years from January first next succeeding the dates of their  
7 appointment. [The chairman shall serve at the pleasure of the mayor.]  
8 Thereafter, all members shall continue in office until their successors  
9 have been appointed and qualified. The mayor UPON THE ADVICE AND CONSENT  
10 OF THE CITY COUNCIL shall fill any vacancy which may occur by reason of  
11 death, resignation or otherwise in a manner consistent with the  
12 [original appointment] PROVISIONS OF THIS SUBDIVISION. A member may be  
13 removed by the mayor OR CITY COUNCIL for cause, but not without an  
14 opportunity to be heard in person or by counsel, in his or her defense,  
15 upon not less than ten days notice. A SUCCESSOR TO SUCH MEMBER SHALL BE  
16 APPOINTED IN ACCORDANCE WITH THE PROVISIONS OF THIS SUBDIVISION TO SERVE  
17 THE BALANCE OF THE TERM OF THE MEMBER WHO WAS REMOVED.

18 S 2. Subdivision a of section 4 of section 4 of chapter 576 of the  
19 laws of 1974, constituting the emergency tenant protection act of nine-  
20 teen seventy-four, as amended by chapter 349 of the laws of 1979, is  
21 amended to read as follows:

22 a. In each county wherein any city having a population of less than  
23 one million or any town or village has determined the existence of an  
24 emergency pursuant to section three of this act, there shall be created  
25 a rent guidelines board to consist of nine members appointed by the  
26 commissioner of housing and community renewal upon recommendation of the  
27 county legislature which recommendation shall be made within thirty days  
28 after the first local declaration of an emergency in such county; two  
29 such members shall be representative of tenants, two shall be represen-  
30 tative of owners of property, and five shall be public members [each of  
31 whom]. EACH OF THE PUBLIC MEMBERS shall have had at least five years  
32 experience in [either] PUBLIC SERVICE, SOCIAL SERVICES, URBAN PLANNING,  
33 SOCIAL SCIENCES, finance, economics or housing. One public member shall  
34 be designated by the commissioner to serve as [chairman] CHAIR and shall  
35 hold no other public office. No member, officer or employee of any  
36 municipal rent regulation agency or the state division of housing and  
37 community renewal and no person who owns or manages real estate covered  
38 by this law or who is an officer of any owner or tenant organization  
39 shall serve on a rent guidelines board. One public member, one member  
40 representative of tenants and one member representative of owners shall  
41 serve for a term ending two years from January first next succeeding the  
42 date of their appointment; one public member, one member representative  
43 of tenants and one member representative of owners shall serve for terms  
44 ending three years from the January first next succeeding the date of  
45 their appointment and three public members shall serve for terms ending  
46 four years from January first next succeeding the dates of their  
47 appointment. Thereafter, all members shall serve for terms of four  
48 years each. Members shall continue in office until their successors  
49 have been appointed and qualified. The commissioner shall fill any  
50 vacancy which may occur by reason of death, resignation or otherwise in  
51 a manner consistent with the [original appointment] PROVISIONS OF THIS  
52 SUBDIVISION. A member may be removed by the commissioner for cause, but  
53 not without an opportunity to be heard in person or by counsel, in his  
54 defense, upon not less than ten days notice. A SUCCESSOR TO SUCH MEMBER  
55 SHALL BE APPOINTED IN ACCORDANCE WITH THE PROVISIONS OF THIS SUBDIVISION  
56 TO SERVE THE BALANCE OF THE TERM OF THE MEMBER WHO WAS REMOVED. Compens-

1 sation for the members of the board shall be at the rate of one hundred  
2 dollars per day, for no more than twenty days a year, except that the  
3 [chairman] CHAIR shall be compensated at the rate of one hundred twen-  
4 ty-five dollars a day for no more than thirty days a year. The board  
5 shall be provided staff assistance by the division of housing and commu-  
6 nity renewal. The compensation of such members and the costs of staff  
7 assistance shall be paid by the division of housing and community  
8 renewal which shall be reimbursed in the manner prescribed in section  
9 four of this act. The local legislative body of each city having a popu-  
10 lation of less than one million and each town and village in which an  
11 emergency has been determined to exist as herein provided shall be  
12 authorized to designate one person who shall be representative of  
13 tenants and one person who shall be representative of owners of property  
14 to serve at its pleasure and without compensation to advise and assist  
15 the county rent guidelines board in matters affecting the adjustment of  
16 rents for housing accommodations in such city, town or village as the  
17 case may be.

18 S 3. This act shall take effect January 1, 2015; provided that:

19 (a) the amendments to section 26-510 of the rent stabilization law of  
20 nineteen hundred sixty-nine made by section one of this act shall expire  
21 on the same date as such law expires and shall not affect the expiration  
22 of such law as provided under section 26-520 of such law;

23 (b) the amendments to section 4 of the emergency tenant protection act  
24 of nineteen seventy-four made by section two of this act shall expire on  
25 the same date as such act expires and shall not affect the expiration of  
26 such act as provided in section 17 of chapter 576 of the laws of 1974;

27 (c) the rent boards as reconstituted pursuant to this act shall be  
28 appointed and confirmed within forty-five days after the effective date  
29 of this act; and

30 (d) upon the appointment of a rent board pursuant to the provisions of  
31 this act, any existing predecessor rent board shall be dissolved and  
32 such predecessor rent board shall have no further authority.