

585

2013-2014 Regular Sessions

I N A S S E M B L Y

(PREFILED)

January 9, 2013

Introduced by M. of A. PRETLOW -- read once and referred to the Committee on Judiciary

AN ACT to amend the real property law, in relation to entitling senior citizens to a refund of the portion of a security deposit exceeding one month's rent

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

1 Section 1. The real property law is amended by adding a new section
2 235-h to read as follows:
3 S 235-H. SENIOR CITIZENS SECURITY DEPOSIT REFUND. NO LANDLORD MAY
4 CHARGE MORE THAN THE EQUIVALENT OF ONE MONTH'S RENT AS A SECURITY DEPOS-
5 IT FOR RESIDENTIAL RENTAL PREMISES OCCUPIED BY ANY TENANT WHO HAS
6 ATTAINED THE AGE OF SIXTY-TWO YEARS OR OLDER AND WHO HAS OCCUPIED SUCH
7 RESIDENTIAL RENTAL PREMISES FOR FIVE OR MORE YEARS. UPON ATTAINING
8 SIXTY-TWO YEARS OF AGE DURING THE TERM OF OCCUPANCY, ANY TENANT WHO
9 NOTIFIES THE LANDLORD SHALL BE ENTITLED TO A REFUND OF THAT PORTION OF
10 ANY SECURITY DEPOSIT HELD BY THE LANDLORD IN EXCESS OF ONE MONTH'S RENT.
11 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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