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I N   S E N A T E

(PREFILED)

January 8, 2014

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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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