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

10538

I N A S S E M B L Y

May 31, 2016

Introduced by M. of A. GJONAJ -- read once and referred to the Committee on Housing

AN ACT to amend the administrative code of the city of New York, in relation to requiring that the stabilization code provide that upon the failure of the tenant to timely renew his or her lease or rental agreement, such lease or agreement may be deemed to have been renewed

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

Section 1. Subdivision c of section 26-511 of the administrative code of the city of New York is amended by adding a new paragraph 15 to read as follows:

(15) PROVIDES THAT A RENT STABILIZED TENANT WHO (A) HAS RECEIVED THE REQUISITE NOTICE OF LEASE RENEWAL; (B) HAS NOT RESPONDED TO THE OWNER REGARDING WHETHER THE TENANT INTENDS TO REMAIN IN OCCUPANCY AFTER THE EXPIRATION OF THE LEASE AND, IF SO, AS TO THE LENGTH OF SUCH RENEWAL; AND (C) AND DOES REMAIN IN OCCUPANCY AFTER THE EXPIRATION OF HIS OR HER LEASE, MAY BE DEEMED TO HAVE HIS OR HER LEASE RENEWED BY THE OWNER SUBJECT TO THE SAME TERMS AND CONDITIONS OF THE PRIOR RENEWAL LEASE. SUCH LEASE SHALL BE DEEMED RENEWED AT THE LEGAL REGULATED RENT, TOGETHER WITH ANY RENT GUIDELINES BOARD INCREASES THAT WOULD HAVE BEEN APPLICABLE HAD THE OFFER OF A RENEWAL LEASE BEEN TIMELY ACCEPTED.

S 2. This act shall take effect on the thirtieth day after it shall have become a law, provided, however, that the amendments to subdivision c of section 26-511 of the administrative code of the city of New York made by section one of this act shall not affect the expiration of such section and shall be deemed to expire therewith.

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

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