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

2056

2015-2016 Regular Sessions

I N A S S E M B L Y

January 15, 2015

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

AN ACT to amend the real property law, in relation to requiring landlords to include a line on the rent bill stating the amount of rent which represents the tenant's portion of property taxes for the premises

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 235-h to read as follows:

S 235-H. STATEMENT OF TENANT'S PORTION OF PROPERTY TAXES. IN A CITY WITH A POPULATION OF ONE MILLION OR MORE, A LANDLORD SHALL NOTIFY HIS OR HER TENANTS OF THE PORTION OF THEIR RENT WHICH REPRESENTS SUCH TENANT'S PORTION OF PROPERTY TAXES FOR THE PREMISES. SUCH NOTICE SHALL BE SENT ON EITHER AN ANNUAL OR MONTHLY BASIS. THE TENANT'S PORTION OF PROPERTY TAXES SHALL BE CALCULATED BY DIVIDING THE ANNUAL PROPERTY TAX AS LISTED ON THE MOST RECENT QUARTERLY STATEMENT FROM THE NEW YORK CITY DEPARTMENT OF FINANCE BY TWELVE TO DETERMINE THE TOTAL MONTHLY PROPERTY TAX, THEN BY THE TOTAL NUMBER OF UNITS, AS LISTED ON THE ANNUAL NOTICE OF PROPERTY VALUE, TO DETERMINE THE MONTHLY PROPERTY TAX BURDEN FOR EACH UNIT. THE NOTICE SHALL INCLUDE THE STATEMENT: "THIS IS THE PORTION OF YOUR MONTHLY RENT WHICH REPRESENTS YOUR PORTION OF TAXES ON THESE PREMISES, CALCULATED BY DIVIDING THE TOTAL MONTHLY PROPERTY TAX BURDEN FOR THE PREMISES BY THE TOTAL NUMBER OF UNITS ON THE PREMISES AND THE TOTAL MONTHLY PROPERTY TAX." LANDLORDS WHO SEND A RENT BILL MAY INCLUDE THIS STATEMENT ON THE RENT BILL.

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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