

3239

2015-2016 Regular Sessions

I N A S S E M B L Y

January 22, 2015

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

AN ACT to amend the emergency housing rent control law, the local emergency housing rent control act, the emergency tenant protection act of nineteen seventy-four and the administrative code of the city of New York, in relation to the de-regulation of rent-stabilized housing accommodations upon vacancy

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

1 Section 1. Paragraph (i) of subdivision 2 of section 2 of chapter 274  
2 of the laws of 1946, constituting the emergency housing rent control  
3 law, as amended by chapter 576 of the laws of 1974, is amended to read  
4 as follows:  
5 (i) housing accommodations which become vacant ON AND AFTER JUNE  
6 SIXTEENTH, TWO THOUSAND SIXTEEN, provided, however, that this exemption  
7 shall not apply or become effective where the commission determines or  
8 finds that the housing accommodations became vacant because the landlord  
9 or any person acting on his behalf, with intent to cause the tenant to  
10 vacate, engaged in any course of conduct (including, but not limited to,  
11 interruption or discontinuance of essential services) which interfered  
12 with or disturbed or was intended to interfere with or disturb the  
13 comfort, repose, peace or quiet of the tenant in his use or occupancy of  
14 the housing accommodations; [and further provided that housing accommo-  
15 dations as to which a housing emergency has been declared pursuant to  
16 the emergency tenant protection act of nineteen seventy-four shall be  
17 subject to the provisions of such act for the duration of such emergen-  
18 cy;] or  
19 S 2. The second undesignated paragraph of subdivision 5 of section 1  
20 of chapter 21 of the laws of 1962, constituting the local emergency  
21 housing rent control act, as amended by chapter 82 of the laws of 2003,  
22 is amended to read as follows:

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

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1 Notwithstanding any local law or ordinance, housing accommodations  
2 which [became] BECOME vacant (A) on or after July first, nineteen  
3 hundred seventy-one [or which hereafter become vacant], BUT BEFORE JUNE  
4 SIXTEENTH, TWO THOUSAND SIXTEEN shall be subject to the provisions of  
5 the emergency tenant protection act of nineteen seventy-four, AND (B) ON  
6 OR AFTER JUNE SIXTEENTH, TWO THOUSAND SIXTEEN SHALL BE EXEMPT FROM REGU-  
7 LATIONS AND CONTROL; provided, however, that [this provision] THESE  
8 EXEMPTIONS shall not apply or become effective with respect to housing  
9 accommodations which, by local law or ordinance, are made directly  
10 subject to regulation and control by a city housing rent agency and such  
11 agency determines or finds that the housing accommodations became vacant  
12 because the landlord or any person acting on his behalf, with intent to  
13 cause the tenant to vacate, engaged in any course of conduct (including  
14 but not limited to, interruption or discontinuance of essential  
15 services) which interfered with or disturbed or was intended to inter-  
16 fere with or disturb the comfort, repose, peace or quiet of the tenant  
17 in his use or occupancy of the housing accommodations. The removal of  
18 any housing accommodation from regulation and control of rents pursuant  
19 to the vacancy [exemption] EXEMPTIONS provided for in this paragraph  
20 shall not constitute or operate as a ground for the subjection to more  
21 stringent regulation and control of any housing accommodation in such  
22 property or in any other property owned by the same landlord, notwith-  
23 standing any prior agreement to the contrary by the landlord. The vacan-  
24 cy exemption provided for in SUBPARAGRAPH (A) OF this paragraph shall  
25 not arise with respect to any rented plot or parcel of land otherwise  
26 subject to the provisions of this act, by reason of a transfer of title  
27 and possession occurring on or after July first, nineteen hundred seven-  
28 ty-one, BUT BEFORE JUNE SIXTEENTH, TWO THOUSAND SIXTEEN, of a dwelling  
29 located on such plot or parcel and owned by the tenant where such trans-  
30 fer of title and possession is made to a member of the tenant's immedi-  
31 ate family provided that the member of the tenant's immediate family  
32 occupies the dwelling with the tenant prior to the transfer of title and  
33 possession for a continuous period of two years.

34 S 3. Subdivision a of section 5 of section 4 of chapter 576 of the  
35 laws of 1974, constituting the emergency tenant protection act of nine-  
36 teen seventy-four, is amended by adding a new paragraph 3-a to read as  
37 follows:

38 (3-A) HOUSING ACCOMMODATIONS WHICH BECOME VACANT ON OR AFTER JUNE  
39 SIXTEENTH, TWO THOUSAND SIXTEEN, PROVIDED, HOWEVER, THAT THIS EXEMPTION  
40 SHALL NOT APPLY TO OR BECOME EFFECTIVE WITH RESPECT TO HOUSING ACCOMMO-  
41 DATIONS WHICH THE COMMISSIONER DETERMINES OR FINDS BECAME VACANT BECAUSE  
42 THE LANDLORD OR ANY PERSON ACTING ON HIS OR HER BEHALF, WITH INTENT TO  
43 CAUSE THE TENANT TO VACATE, ENGAGED IN ANY COURSE OF CONDUCT (INCLUDING,  
44 BUT NOT LIMITED TO, INTERRUPTION OR DISCONTINUANCE OF REQUIRED SERVICES)  
45 WHICH INTERFERED WITH OR DISTURBED OR WAS INTENDED TO INTERFERE IN HIS  
46 OR HER USE OR OCCUPANCY OF THE HOUSING ACCOMMODATIONS;

47 S 4. Section 26-504 of the administrative code of the city of New York  
48 is amended by adding a new subdivision d to read as follows:

49 D. NOTWITHSTANDING ANY OF THE PROVISIONS OF THIS SECTION OR TITLE OR  
50 ANY OTHER PROVISIONS OF LAW, THIS LAW SHALL NOT APPLY TO ANY HOUSING  
51 ACCOMMODATION WHICH BECOMES VACANT ON OR AFTER JUNE SIXTEENTH, TWO THOU-  
52 SAND SIXTEEN PROVIDED, HOWEVER, THAT THIS EXEMPTION SHALL NOT APPLY TO  
53 OR BECOME EFFECTIVE WITH RESPECT TO HOUSING ACCOMMODATIONS WHICH THE  
54 COMMISSIONER DETERMINES OR FINDS BECAME VACANT BECAUSE THE LANDLORD OR  
55 ANY PERSON ACTING ON HIS OR HER BEHALF, WITH INTENT TO CAUSE THE TENANT  
56 TO VACATE, ENGAGED IN ANY COURSE OF CONDUCT (INCLUDING BUT NOT LIMITED

1 TO, INTERRUPTION OR DISCONTINUANCE OF REQUIRED SERVICES) WHICH INTERFER-  
2 ED WITH OR DISTURBED OR WAS INTENDED TO INTERFERE WITH OR DISTURB THE  
3 COMFORT, REPOSE, PEACE OR QUIET OF THE TENANT IN HIS OR HER USE OR OCCU-  
4 PANCY OF THE HOUSING ACCOMMODATIONS.

5 S 5. This act shall take effect immediately; provided, however, that  
6 the amendments to the rent stabilization law of nineteen hundred sixty-  
7 nine, made by section four of this act, shall expire on the same date as  
8 such law expires and shall not affect the expiration of such law as  
9 provided under section 26-520 of the administrative code of the city of  
10 New York; and provided that the amendments to the emergency tenant  
11 protection act of nineteen seventy-four, made by section three of this  
12 act, shall expire on the same date as such act expires and shall not  
13 affect the expiration of such act as provided in section 17 of chapter  
14 576 of the laws of 1974, as amended; and provided that the amendments to  
15 the emergency housing rent control law, made by section one of this act,  
16 shall expire on the same date as such law expires and shall not affect  
17 the expiration of such law as provided in subdivision 2 of section 1 of  
18 chapter 274 of the laws of 1946, as amended; and provided that the  
19 amendment to the local emergency housing rent control act, made by  
20 section two of this act, shall remain in full force and effect only so  
21 long as the public emergency requiring the regulation and control of  
22 residential rents and evictions continues, as provided in subdivision 2  
23 of section 1 of chapter 21 of the laws of 1962, as amended.