

3809

2015-2016 Regular Sessions

I N   A S S E M B L Y

January 27, 2015

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

AN ACT to amend the emergency tenant protection act of nineteen seven-  
ty-four and the administrative code of the city of New York, in  
relation to the regulation of rents

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

1     Section 1. Subdivision (a-2) of section 10 of section 4 of chapter 576  
2     of the laws of 1974, constituting the emergency tenant protection act of  
3     nineteen seventy-four, as amended by section 13 of part B of chapter 97  
4     of the laws of 2011, is amended to read as follows:  
5     (a-2) Provides that where the amount of rent charged to and paid by  
6     the tenant is less than the legal regulated rent for the housing accom-  
7     modation, the amount of rent for such housing accommodation which may be  
8     charged [upon renewal or] upon vacancy thereof may, at the option of the  
9     owner, be based upon such previously established legal regulated rent,  
10    as adjusted by [the most recent] ALL applicable guidelines increases and  
11    other increases authorized by law; PROVIDED, HOWEVER, THAT SUCH VACANCY  
12    SHALL NOT BE CAUSED BY THE FAILURE OF THE OWNER OR AN AGENT OF THE  
13    OWNER, TO MAINTAIN THE HOUSING ACCOMMODATION IN COMPLIANCE WITH THE  
14    WARRANTY OF HABITABILITY SET FORTH IN SUBDIVISION ONE OF SECTION TWO  
15    HUNDRED THIRTY-FIVE-B OF THE REAL PROPERTY LAW. Where, subsequent to  
16    vacancy, such legal regulated rent, as adjusted by the most recent  
17    applicable guidelines increases and any other increases authorized by  
18    law is two thousand dollars or more per month or, for any housing accom-  
19    modation which is or becomes vacant on or after the effective date of  
20    the rent act of 2011, is two thousand five hundred dollars or more per  
21    month, such housing accommodation shall be excluded from the provisions  
22    of this act pursuant to paragraph thirteen of subdivision a of section  
23    five of this act.

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

LBD04320-01-5

1 S 2. Paragraph 14 of subdivision c of section 26-511 of the adminis-  
2 trative code of the city of New York, as amended by section 14 of part B  
3 of chapter 97 of the laws of 2011, is amended to read as follows:

4 (14) provides that where the amount of rent charged to and paid by the  
5 tenant is less than the legal regulated rent for the housing accommo-  
6 dation, the amount of rent for such housing accommodation which may be  
7 charged [upon renewal or] upon vacancy thereof may, at the option of the  
8 owner, be based upon such previously established legal regulated rent,  
9 as adjusted by the most recent applicable guidelines increases and any  
10 other increases authorized by law; PROVIDED, HOWEVER, THAT SUCH VACANCY  
11 SHALL NOT BE CAUSED BY THE FAILURE OF THE OWNER OR AN AGENT OF THE  
12 OWNER, TO MAINTAIN THE HOUSING ACCOMMODATION IN COMPLIANCE WITH THE  
13 WARRANTY OF HABITABILITY SET FORTH IN SUBDIVISION ONE OF SECTION TWO  
14 HUNDRED THIRTY-FIVE-B OF THE REAL PROPERTY LAW. Where, subsequent to  
15 vacancy, such legal regulated rent, as adjusted by [the most recent] ALL  
16 applicable guidelines increases and any other increases authorized by  
17 law is two thousand dollars or more per month or, for any housing accom-  
18 modation which is or becomes vacant on or after the effective date of  
19 the rent act of 2011, is two thousand five hundred dollars or more per  
20 month, such housing accommodation shall be excluded from the provisions  
21 of this law pursuant to section 26-504.2 of this chapter.

22 S 3. This act shall take effect immediately; provided, however, that  
23 the amendments to section 10 of the emergency tenant protection act of  
24 nineteen seventy-four made by section one of this act shall expire on  
25 the same date as such act expires and shall not affect the expiration of  
26 such act as provided in section 17 of chapter 576 of the laws of 1974;  
27 and provided, further, that the amendments to section 26-511 of the rent  
28 stabilization law of nineteen hundred sixty-nine made by section two of  
29 this act shall expire on the same date as such law expires and shall not  
30 affect the expiration of such law as provided under section 26-520 of  
31 such law.