

4555

2015-2016 Regular Sessions

I N   A S S E M B L Y

February 3, 2015

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Introduced by M. of A. CLARK -- read once and referred to the Committee  
on Judiciary

AN ACT to amend the real property actions and proceedings law, in  
relation to providing for a stay in certain proceedings to recover  
possession of real property

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

1     Section 1. The real property actions and proceedings law is amended by  
2     adding a new section 754 to read as follows:  
3     S 754. STAY OF PROCEEDING OR ACTION FOR RENT. IN A PROCEEDING TO  
4     RECOVER POSSESSION UPON THE GROUND THAT THE RESPONDENT HAS DEFAULTED IN  
5     THE PAYMENT OF RENT WHEN JUDGMENT IS RENDERED IN FAVOR OF THE PETITION-  
6     ER, THE COURT MAY STAY THE ISSUANCE OF THE WARRANT FOR GOOD CAUSE SHOWN  
7     FOR A PERIOD NOT TO EXCEED THREE MONTHS FROM THE DATE THE JUDGMENT IS  
8     ENTERED. THE COURT MAY ALSO CONDITION SUCH STAY UPON THE PAYMENT OF  
9     INSTALLMENTS FROM TIME TO TIME AS THE COURT MAY DIRECT. ANY PROVISION OF  
10    A LEASE OR OTHER AGREEMENT WHEREBY A LESSEE OR TENANT WAIVES ANY  
11    PROVISION OF THIS SECTION SHALL BE DEEMED VOID AND AGAINST PUBLIC POLI-  
12    CY.  
13    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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