

5280

2015-2016 Regular Sessions

I N   A S S E M B L Y

February 17, 2015

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Introduced by M. of A. RODRIGUEZ -- Multi-Sponsored by -- M. of A.  
ARROYO, BRENNAN, COOK, CRESPO, FARRELL, GLICK, RIVERA -- read once and  
referred to the Committee on Housing

AN ACT to amend the private housing finance law, in relation to prohib-  
iting increases in maximum rents for dwellings unless all essential  
services are maintained and requiring certification of other condi-  
tions

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

1     Section 1. Section 31 of the private housing finance law is amended  
2     by adding a new subdivision 1-a to read as follows:  
3     1-A. NOTWITHSTANDING ANY OTHER PROVISION OF THIS CHAPTER NO APPLICA-  
4     TION FOR AN INCREASE IN THE AVERAGE MONTHLY RENTAL MAY BE FILED UNLESS  
5     (A) A CERTIFICATE OF THE APPROPRIATE DEPARTMENT OR AGENCY HAVING JURIS-  
6     DICTION THEREOF IS ANNEXED TO SUCH APPLICATION STATING EITHER THAT THERE  
7     ARE NO RECORDED VIOLATIONS AGAINST SUCH PROPERTY OR THAT ALL VIOLATIONS  
8     THEREIN RECORDED AGAINST SUCH PROPERTY HAVE BEEN CLEARED, CORRECTED OR  
9     ABATED, OR A PORTION OF THE INCREASE IS SPECIFICALLY SET ASIDE IN A  
10    TRUST FUND TO CORRECT ALL VIOLATIONS; AND (B) THE COMPANY OR OTHER  
11    APPLICANT CERTIFIES IT IS MAINTAINING ALL ESSENTIAL SERVICES REQUIRED TO  
12    BE FURNISHED AND WILL CONTINUE TO MAINTAIN SUCH SERVICES.  
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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