

5280

2015-2016 Regular Sessions

I N A S S E M B L Y

February 17, 2015

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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