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972

2015-2016 Regular Sessions

I N   A S S E M B L Y

January 8, 2015
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Introduced by M. of A. ROSENTHAL, ORTIZ -- Multi-Sponsored by -- M. of
  A. COLTON, CYMBROWITZ, FARRELL, GOTTFRIED, RIVERA -- read once and
  referred to the Committee on Housing

AN ACT to amend the real property law, in relation to the landlord's
  request for information regarding a request to sublet

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

 1   Section 1. Subdivision 4 of section 226-b of the real property law, as
 2 added by chapter 403 of the laws of 1983, is amended to read as follows:
 3   4. With respect to units covered by the emergency tenant protection
 4 act of nineteen seventy-four or the rent stabilization law of nineteen
 5 hundred sixty-nine the exercise of the rights granted by this section
 6 shall be subject to the applicable provisions of such laws. IN THE CASE
 7 OF SUCH UNITS, ANY REQUEST FOR ADDITIONAL INFORMATION MADE PURSUANT TO
 8 PARAGRAPH (C) OF SUBDIVISION TWO OF THIS SECTION SHALL BE UPON FORMS
 9 PROMULGATED BY THE DIVISION OF HOUSING AND COMMUNITY RENEWAL AND SHALL
10 INCLUDE ONLY THOSE QUESTIONS PROVIDED BY THE DIVISION. Nothing contained
11 in this section [two hundred twenty-six-b] shall be deemed to affect the
12 rights, if any, of any tenant subject to [title Y of chapter 51] CHAPTER
13 THREE OF TITLE TWENTY-SIX of the administrative code of the city of New
14 York or the emergency housing rent control law.
15   S 2. Within thirty days after this act shall have become a law, the
16 division of housing and community renewal shall promulgate such forms as
17 shall be required to effectuate the provisions of section one of this
18 act. Such forms shall vary to accommodate the differing standards appli-
19 cable to subletting under the various laws and codes governing sublet-
20 ting.
21   S 3. This act shall take effect immediately and shall apply to sub-
22 lease requests mailed to a landlord on or after the date the form
23 provided for by this act is promulgated by the division of housing and
24 community renewal.

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