S T A T E O F N E W Y O R K

3556

2015-2016 Regular Sessions

I N S E N A T E

February 12, 2015

Introduced by Sen. ESPAILLAT -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development

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

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

Section 1. Section 31 of the private housing finance law is amended by adding a new subdivision 1-a to read as follows:

1-A. NOTWITHSTANDING ANY OTHER PROVISION OF THIS CHAPTER NO APPLICATION FOR AN INCREASE IN THE AVERAGE MONTHLY RENTAL MAY BE FILED UNLESS (A) A CERTIFICATE OF THE APPROPRIATE DEPARTMENT OR AGENCY HAVING JURISDICTION THEREOF IS ANNEXED TO SUCH APPLICATION STATING EITHER THAT THERE ARE NO RECORDED VIOLATIONS AGAINST SUCH PROPERTY OR THAT ALL VIOLATIONS THEREIN RECORDED AGAINST SUCH PROPERTY HAVE BEEN CLEARED, CORRECTED OR ABATED, OR A PORTION OF THE INCREASE IS SPECIFICALLY SET ASIDE IN A TRUST FUND TO CORRECT ALL VIOLATIONS; AND (B) THE COMPANY OR OTHER APPLICANT CERTIFIES IT IS MAINTAINING ALL ESSENTIAL SERVICES REQUIRED TO BE FURNISHED AND WILL CONTINUE TO MAINTAIN SUCH SERVICES.

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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