

3782

2015-2016 Regular Sessions

I N   S E N A T E

February 17, 2015

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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 chapter 576 of the laws of 1974 constituting the emergency tenant protection act of nineteen seventy-four, in relation to prohibiting the collection of rent arrearages accruing prior to the date of approval of an application for an adjustment in the legal regulated rent based upon a major capital improvement

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

1     Section 1. Section 6 of section 4 of chapter 576 of the laws of 1974  
2     constituting the emergency tenant protection act of nineteen seventy-  
3     four, is amended by adding a new subdivision h to read as follows:  
4     H. NOTWITHSTANDING ANY PROVISION OF LAW OR RULE OR REGULATION TO THE  
5     CONTRARY, ANY ADJUSTMENT IN THE LEGAL REGULATED RENT BASED UPON A MAJOR  
6     CAPITAL IMPROVEMENT SHALL BE EFFECTIVE UPON APPROVAL OF THE APPLICATION  
7     THEREFOR. NO ARREARS MAY BE COLLECTED FOR THE PERIOD OF TIME PRIOR TO  
8     THE DATE OF APPROVAL OF THE APPLICATION.  
9     S 2. This act shall take effect immediately; provided that the amend-  
10    ments to section 4 of the emergency tenant protection act of nineteen  
11    seventy-four made by section one of this act shall expire on the same  
12    date as such act expires and shall not affect the expiration of such act  
13    as provided in section 17 of chapter 576 of the laws of 1974.

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

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