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

5462

2015-2016 Regular Sessions

I N  S E N A T E

May 14, 2015

Introduced by Sen. MARCHIONE -- read twice and ordered printed, and when printed to be committed to the Committee on Judiciary

AN ACT to amend the real property law, in relation to requiring that landlords ensure that any window treatments installed in a residential unit are in proper working order

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

Section 1. Subdivisions 2 and 3 of section 235-b of the real property law are renumbered subdivisions 3 and 4 and a new subdivision 2 is added to read as follows:

2. ANY WINDOW COVERING, INCLUDING, BUT NOT LIMITED TO, BLINDS, SHADES, VALANCES, OR CURTAINS, INSTALLED BY A LANDLORD SHALL BE PROPERLY INSTALLED AND IN WORKING ORDER ACCORDING TO MANUFACTURER SPECIFICATIONS AND INSTRUCTIONS AND SHALL COMPLY WITH ALL THE SAFETY STANDARDS AND CONDITIONS DELINEATED IN THE TWO THOUSAND TWELVE AMERICAN NATIONAL STANDARD FOR SAFETY OF CORDED WINDOW COVERING PRODUCTS. THE FAILURE OF A LANDLORD TO COMPLY WITH THE PROVISIONS OF THIS SUBDIVISION SHALL BE DEEMED A BREACH OF THE WARRANTY OF HABITABILITY.

S 2. This act shall take effect on the ninetieth day after it shall have become a law.

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

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