

5997

2015-2016 Regular Sessions

I N S E N A T E

June 18, 2015

Introduced by COMMITTEE ON RULES -- (at request of the Governor) -- read twice and ordered printed, and when printed to be committed to the Committee on Rules

AN ACT to amend chapter 576 of the laws of 1974 amending the emergency housing rent control law relating to the control of and stabilization of rent in certain cases, the emergency housing rent control law, chapter 329 of the laws of 1963 amending the emergency housing rent control law relating to recontrol of rents in Albany, chapter 555 of the laws of 1982 amending the general business law and the administrative code of the city of New York relating to conversion of residential property to cooperative or condominium ownership in the city of New York, chapter 402 of the laws of 1983 amending the general business law relating to conversion of rental residential property to cooperative or condominium ownership in certain municipalities in the counties of Nassau, Westchester and Rockland and the rent regulation reform act of 1997, in relation to extending the effectiveness thereof and to amend the real property tax law, in relation to tax exemption for new multiple dwellings

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

1 Section 1. Section 17 of chapter 576 of the laws of 1974 amending the
2 emergency housing rent control law relating to the control of and
3 stabilization of rent in certain cases, as amended by section 1-a of
4 part B of chapter 97 of the laws of 2011, is amended to read as follows:
5 S 17. Effective date. This act shall take effect immediately and
6 shall remain in full force and effect until and including the
7 [fifteenth] TWENTY-THIRD day of June 2015; except that sections two and
8 three shall take effect with respect to any city having a population of
9 one million or more and section one shall take effect with respect to
10 any other city, or any town or village whenever the local legislative
11 body of a city, town or village determines the existence of a public

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

LBD12028-11-5

1 emergency pursuant to section three of the emergency tenant protection
2 act of nineteen seventy-four, as enacted by section four of this act,
3 and provided that the housing accommodations subject on the effective
4 date of this act to stabilization pursuant to the New York city rent
5 stabilization law of nineteen hundred sixty-nine shall remain subject to
6 such law upon the expiration of this act.

7 S 2. Subdivision 2 of section 1 of chapter 274 of the laws of 1946
8 constituting the emergency housing rent control law, as amended by
9 section 2 of part B of chapter 97 of the laws of 2011, is amended to
10 read as follows:

11 2. The provisions of this act, and all regulations, orders and
12 requirements thereunder shall remain in full force and effect until and
13 including June [15] 23, 2015.

14 S 3. Section 2 of chapter 329 of the laws of 1963 amending the emer-
15 gency housing rent control law relating to recontrol of rents in Albany,
16 as amended by section 3 of part B of chapter 97 of the laws of 2011, is
17 amended to read as follows:

18 S 2. This act shall take effect immediately and the provisions of
19 subdivision 6 of section 12 of the emergency housing rent control law,
20 as added by this act, shall remain in full force and effect until and
21 including June [15] 23, 2015.

22 S 4. Section 10 of chapter 555 of the laws of 1982 amending the gener-
23 al business law and the administrative code of the city of New York
24 relating to conversion of residential property to cooperative or condo-
25 minium ownership in the city of New York, as amended by section 4 of
26 part B of chapter 97 of the laws of 2011, is amended to read as follows:

27 S 10. This act shall take effect immediately; provided, that the
28 provisions of sections one, two and nine of this act shall remain in
29 full force and effect only until and including June [15] 23, 2015;
30 provided further that the provisions of section three of this act shall
31 remain in full force and effect only so long as the public emergency
32 requiring the regulation and control of residential rents and evictions
33 continues as provided in subdivision 3 of section 1 of the local emer-
34 gency housing rent control act; provided further that the provisions of
35 sections four, five, six and seven of this act shall expire in accord-
36 ance with the provisions of section 26-520 of the administrative code of
37 the city of New York as such section of the administrative code is, from
38 time to time, amended; provided further that the provisions of section
39 26-511 of the administrative code of the city of New York, as amended by
40 this act, which the New York City Department of Housing Preservation and
41 Development must find are contained in the code of the real estate
42 industry stabilization association of such city in order to approve it,
43 shall be deemed contained therein as of the effective date of this act;
44 and provided further that any plan accepted for filing by the department
45 of law on or before the effective date of this act shall continue to be
46 governed by the provisions of section 352-eeee of the general business
47 law as they had existed immediately prior to the effective date of this
48 act.

49 S 5. Section 4 of chapter 402 of the laws of 1983 amending the general
50 business law relating to conversion of rental residential property to
51 cooperative or condominium ownership in certain municipalities in the
52 counties of Nassau, Westchester and Rockland, as amended by section 5 of
53 part B of chapter 97 of the laws of 2011, is amended to read as follows:

54 S 4. This act shall take effect immediately; provided, that the
55 provisions of sections one and three of this act shall remain in full
56 force and effect only until and including June [15] 23, 2015; and

1 provided further that any plan accepted for filing by the department of
2 law on or before the effective date of this act shall continue to be
3 governed by the provisions of section 352-eee of the general business
4 law as they had existed immediately prior to the effective date of this
5 act.

6 S 6. Subdivision 6 of section 46 of chapter 116 of the laws of 1997
7 constituting the rent regulation reform act of 1997, as amended by
8 section 6 of part B of chapter 97 of the laws of 2011, is amended to
9 read as follows:

10 6. sections twenty-eight, twenty-eight-a, twenty-eight-b and twenty-
11 eight-c of this act shall expire and be deemed repealed after June [15]
12 23, 2015;

13 S 7. The opening paragraph of clause (A) of subparagraph (iv) of para-
14 graph (a) of subdivision 2 of section 421-a of the real property tax
15 law, as amended by section 41 of part B of chapter 97 of the laws of
16 2011, is amended to read as follows:

17 Unless excluded by local law, in the city of New York, the benefits of
18 this subparagraph shall be available in the borough of Manhattan for new
19 multiple dwellings on tax lots now existing or hereafter created south
20 of or adjacent to either side of one hundred tenth street that commence
21 construction after July first, nineteen hundred ninety-two and before
22 June [fifteenth] TWENTY-THIRD, two thousand fifteen only if:

23 S 8. Subparagraph (ii) of paragraph (c) of subdivision 2 of section
24 421-a of the real property tax law, as amended by section 42 of part B
25 of chapter 97 of the laws of 2011, is amended to read as follows:

26 (ii) construction is commenced after January first, nineteen hundred
27 seventy-five and before June [fifteenth] TWENTY-THIRD, two thousand
28 fifteen provided, however, that such commencement period shall not apply
29 to multiple dwellings eligible for benefits under subparagraph (iv) of
30 paragraph (a) of this subdivision;

31 S 9. This act shall take effect immediately and shall be deemed to
32 have been in full force and effect on and after June 15, 2015.