

225

2015-2016 Regular Sessions

I N A S S E M B L Y

(PREFILED)

January 7, 2015

Introduced by M. of A. ROSENTHAL, FAHY, JAFFEE, BROOK-KRASNY, McDONALD, PERRY -- read once and referred to the Committee on Housing

AN ACT to amend the real property law, in relation to the installation of radiator covers

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

1 Section 1. Section 235-b of the real property law, as added by chapter
2 597 of the laws of 1975, subdivision 3 as amended by chapter 403 of the
3 laws of 1983, paragraph (c) of subdivision 3 as added by chapter 116 of
4 the laws of 1997, is amended to read as follows:
5 S 235-b. Warranty of habitability. 1. In every written or oral lease
6 or rental agreement for residential premises the landlord or lessor
7 shall be deemed to covenant and warrant that the premises so leased or
8 rented and all areas used in connection therewith in common with other
9 tenants or residents are fit for human habitation and for the uses
10 reasonably intended by the parties and that the occupants of such prem-
11 ises shall not be subjected to any conditions which would be dangerous,
12 hazardous or detrimental to their life, health or safety. When any such
13 condition has been caused by the misconduct of the tenant or lessee or
14 persons under his direction or control, it shall not constitute a breach
15 of such covenants and warranties.
16 2. (A) IF A CHILD OF AGE TWELVE OR YOUNGER RESIDES WITHIN A TENANT'S
17 DWELLING A LANDLORD SHALL, AT THE WRITTEN REQUEST OF THE TENANT, BE
18 RESPONSIBLE FOR THE INSTALLATION OF A RADIATOR COVER ON ANY UNCOVERED
19 RADIATOR THAT: CARRIES STEAM, WATER, OR OTHER FLUIDS AT TEMPERATURES
20 EXCEEDING ONE HUNDRED SIXTY-FIVE DEGREES FAHRENHEIT; ARE NOT CURRENTLY
21 COVERED IN A MANNER THAT ENSURES THAT THE TEMPERATURE OF THE OUTER
22 SURFACE DOES NOT EXCEED ONE HUNDRED NINE DEGREES FAHRENHEIT; AND ARE
23 LOCATED IN THE TENANT'S DWELLING. THE LANDLORD SHALL HAVE NINETY DAYS

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

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1 AFTER RECEIPT OF SUCH WRITTEN REQUEST TO COMPLETE THE INSTALLATION OF A
2 RADIATOR COVER OR COVERS.

3 (B) ANY FAILURE OF THE LANDLORD TO INSTALL A RADIATOR COVER, PURSUANT
4 TO PARAGRAPH (A) OF THIS SUBDIVISION, SHALL BE DEEMED TO SUBJECT THE
5 OCCUPANTS OF THE DWELLING TO CONDITIONS DANGEROUS, HAZARDOUS, OR DETRI-
6 MENTAL TO THEIR LIFE, HEALTH, OR SAFETY. IN ANY CASE IN WHICH A TENANT
7 SHALL MAKE A PAYMENT IN ORDER TO INSTALL A REQUESTED RADIATOR COVER OR
8 COVERS, FOLLOWING THE FAILURE OF THE LANDLORD TO INSTALL SUCH COVERS
9 WITHIN NINETY DAYS OF RECEIVING A WRITTEN REQUEST PURSUANT TO PARAGRAPH
10 (A) OF THIS SUBDIVISION, THE TENANT MAY DEDUCT FROM THE RENT THE REASON-
11 ABLE COST FOR THE INSTALLATION AND SHALL NOT BE LIABLE FOR EVICTION ON
12 THE GROUND OF THAT DEDUCTION.

13 3. Any agreement by a lessee or tenant of a dwelling waiving or modi-
14 fying his rights as set forth in this section shall be void as contrary
15 to public policy.

16 [3] 4. In determining the amount of damages sustained by a tenant as
17 a result of a breach of the warranty set forth in the section, the
18 court[;]:

19 (a) need not require any expert testimony; [and]

20 (b) shall, to the extent the warranty is breached or cannot be cured
21 by reason of a strike or other labor dispute which is not caused prima-
22 rily by the individual landlord or lessor and such damages are attribut-
23 able to such strike, exclude recovery to such extent, except to the
24 extent of the net savings, if any, to the landlord or lessor by reason
25 of such strike or labor dispute allocable to the tenant's premises,
26 provided, however, that the landlord or [lesser] LESSOR has made a good
27 faith attempt, where practicable, to cure the breach[.]; AND

28 (c) where the premises is subject to regulation pursuant to the local
29 emergency housing rent control law, the emergency tenant protection act
30 of nineteen seventy-four, the rent stabilization law of nineteen hundred
31 sixty-nine or the city rent and rehabilitation law, reduce the amount
32 awarded hereunder by the total amount of any rent reduction ordered by
33 the state division of housing and community renewal pursuant to such
34 laws or act, awarded to the tenant, from the effective date of such rent
35 reduction order, that relates to one or more matters for which relief is
36 awarded hereunder.

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