

2770

2015-2016 Regular Sessions

I N A S S E M B L Y

January 20, 2015

Introduced by M. of A. ENGLEBRIGHT, HOOPER, ORTIZ -- Multi-Sponsored by
-- M. of A. CURRAN, McDONOUGH -- read once and referred to the Committee on Judiciary

AN ACT to amend the real property law, in relation to requiring the disclosure, upon the sale or lease of residential real property, of the availability of certain sex offender information

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

1 Section 1. The real property law is amended by adding two new sections
2 220-a and 242-a to read as follows:
3 S 220-A. DISCLOSURE OF THE AVAILABILITY OF SEX OFFENDER INFORMATION.
4 1. EVERY LEASE AND RENTAL AGREEMENT OF RESIDENTIAL REAL PROPERTY SHALL
5 CONTAIN IN NOT LESS THAN EIGHT POINT TYPE, THE FOLLOWING NOTICE:
6 "NOTICE: THE NEW YORK STATE DIVISION OF CRIMINAL JUSTICE SERVICES
7 MAINTAINS AND DISTRIBUTES A SUBDIRECTORY, WHICH IS A BOOK THAT PROVIDES
8 THE LOCATION OF LEVEL TWO AND THREE SEX OFFENDERS REQUIRED TO REGISTER
9 PURSUANT TO ARTICLE 6-C OF THE CORRECTION LAW, THE SEX OFFENDER REGIS-
10 TRATION ACT, TO THE OFFICES OF LOCAL VILLAGE, TOWN, CITY AND COUNTY
11 POLICE DEPARTMENTS AND STATE LAW ENFORCEMENT AGENCIES FOR THE PURPOSE OF
12 PUBLIC ACCESS. PLEASE CONTACT YOUR LOCAL LAW ENFORCEMENT AGENCY FOR
13 FURTHER INFORMATION ON HOW TO ACCESS AND VIEW THE SUBDIRECTORY OF LEVEL
14 TWO AND THREE SEX OFFENDERS. THE NEW YORK STATE DIVISION OF CRIMINAL
15 JUSTICE SERVICES ALSO OPERATES FOR PUBLIC ACCESS A SPECIAL TOLL-FREE
16 TELEPHONE NUMBER THROUGH WHICH CALLERS MAY VERIFY THE REGISTRATION OF A
17 NAMED INDIVIDUAL. CALLERS MUST HAVE SPECIFIC INFORMATION WHICH WILL
18 ACHIEVE POSITIVE IDENTIFICATION SUCH AS AN EXACT ADDRESS, DRIVER'S
19 LICENSE NUMBER OR BIRTH DATE."
20 2. SUBJECT TO THE PROVISIONS OF SUBDIVISION THREE OF THIS SECTION,
21 UPON DELIVERY OF THE NOTICE REQUIRED PURSUANT TO SUBDIVISION ONE OF THIS
22 SECTION TO THE LESSEE OF THE REAL PROPERTY, NEITHER THE LESSOR NOR ANY
23 AGENT OF THE LESSOR SHALL BE REQUIRED TO PROVIDE INFORMATION IN ADDITION

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

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1 TO THAT CONTAINED IN THE NOTICE REGARDING THE AVAILABILITY OF THE SUBDI-
2 RECTORY AND SPECIAL TOLL-FREE NUMBER. THE INFORMATION IN SUCH NOTICE
3 SHALL BE DEEMED TO BE ADEQUATE TO INFORM THE LESSEE ABOUT THE EXISTENCE
4 OF A STATEWIDE SUBDIRECTORY OF THE LOCATIONS OF LEVEL TWO AND THREE SEX
5 OFFENDERS AND INFORMATION FROM THE SUBDIRECTORY REGARDING THOSE
6 LOCATIONS. THE INFORMATION IN THE NOTICE SHALL NOT GIVE RISE TO ANY
7 CAUSE OF ACTION AGAINST THE DISCLOSING PARTY BY A REGISTERED SEX OFFEN-
8 DER.

9 3. NOTWITHSTANDING THE PROVISIONS OF SUBDIVISIONS ONE AND TWO OF THIS
10 SECTION, NOTHING IN THIS SECTION SHALL ALTER ANY EXISTING DUTY OF THE
11 LESSOR OR ANY AGENT OF SUCH LESSOR UNDER ANY OTHER PROVISION OF LAW.

12 S 242-A. DISCLOSURE OF THE AVAILABILITY OF SEX OFFENDER INFORMATION.
13 1. EVERY CONTRACT FOR THE PURCHASE OF RESIDENTIAL REAL PROPERTY,
14 COMPRISING ONE TO FOUR DWELLING UNITS, SHALL CONTAIN IN NOT LESS THAN
15 EIGHT POINT TYPE, THE FOLLOWING NOTICE:

16 "NOTICE: THE NEW YORK STATE DIVISION OF CRIMINAL JUSTICE SERVICES
17 MAINTAINS AND DISTRIBUTES A SUBDIRECTORY, WHICH IS A BOOK THAT PROVIDES
18 THE LOCATION OF LEVEL TWO AND THREE SEX OFFENDERS REQUIRED TO REGISTER
19 PURSUANT TO ARTICLE 6-C OF THE CORRECTION LAW, THE SEX OFFENDER REGIS-
20 TRATION ACT, TO THE OFFICES OF LOCAL VILLAGE, TOWN, CITY AND COUNTY
21 POLICE DEPARTMENTS AND STATE LAW ENFORCEMENT AGENCIES FOR THE PURPOSE OF
22 PUBLIC ACCESS. PLEASE CONTACT YOUR LOCAL LAW ENFORCEMENT AGENCY FOR
23 FURTHER INFORMATION ON HOW TO ACCESS AND VIEW THE SUBDIRECTORY OF LEVEL
24 TWO AND THREE SEX OFFENDERS. THE NEW YORK STATE DIVISION OF CRIMINAL
25 JUSTICE SERVICES ALSO OPERATES FOR PUBLIC ACCESS A SPECIAL TOLL-FREE
26 TELEPHONE NUMBER THROUGH WHICH CALLERS MAY VERIFY THE REGISTRATION OF A
27 NAMED INDIVIDUAL. CALLERS MUST HAVE SPECIFIC INFORMATION WHICH WILL
28 ACHIEVE POSITIVE IDENTIFICATION SUCH AS AN EXACT ADDRESS, DRIVER'S
29 LICENSE NUMBER OR BIRTH DATE."

30 2. SUBJECT TO THE PROVISIONS OF SUBDIVISION THREE OF THIS SECTION,
31 UPON DELIVERY OF THE NOTICE REQUIRED PURSUANT TO SUBDIVISION ONE OF THIS
32 SECTION TO THE BUYER OF THE REAL PROPERTY, NEITHER THE GRANTEE NOR ANY
33 AGENT OF THE GRANTEE SHALL BE REQUIRED TO PROVIDE INFORMATION IN ADDI-
34 TION TO THAT CONTAINED IN THE NOTICE REGARDING THE AVAILABILITY OF THE
35 SUBDIRECTORY AND SPECIAL TOLL-FREE NUMBER. THE INFORMATION IN SUCH
36 NOTICE SHALL BE DEEMED TO BE ADEQUATE TO INFORM THE BUYER ABOUT THE
37 EXISTENCE OF A STATEWIDE SUBDIRECTORY OF THE LOCATIONS OF LEVEL TWO AND
38 THREE SEX OFFENDERS AND INFORMATION FROM THE SUBDIRECTORY REGARDING
39 THOSE LOCATIONS. THE INFORMATION IN THE NOTICE SHALL NOT GIVE RISE TO
40 ANY CAUSE OF ACTION AGAINST THE DISCLOSING PARTY BY A REGISTERED SEX
41 OFFENDER.

42 3. NOTWITHSTANDING THE PROVISIONS OF SUBDIVISIONS ONE AND TWO OF THIS
43 SECTION, NOTHING IN THIS SECTION SHALL ALTER ANY EXISTING DUTY OF THE
44 GRANTOR OR ANY AGENT OF SUCH GRANTOR UNDER ANY OTHER PROVISION OF LAW.

45 S 2. This act shall take effect on the ninetieth day after it shall
46 have become a law and shall apply to contracts and agreements entered
47 into on or after such date.