

5252

2015-2016 Regular Sessions

I N   A S S E M B L Y

February 13, 2015

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Introduced by M. of A. McDONALD -- read once and referred to the Committee on Housing

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:

1     Section 1. Subdivisions 2 and 3 of section 235-b of the real property  
2 law are renumbered subdivisions 3 and 4 and a new subdivision 2 is added  
3 to read as follows:  
4     2. ANY WINDOW COVERING, INCLUDING, BUT NOT LIMITED TO, BLINDS, SHADES,  
5 VALANCES, OR CURTAINS, INSTALLED BY A LANDLORD SHALL BE PROPERLY  
6 INSTALLED AND IN WORKING ORDER ACCORDING TO MANUFACTURER SPECIFICATIONS  
7 AND INSTRUCTIONS AND SHALL COMPLY WITH ALL THE SAFETY STANDARDS AND  
8 CONDITIONS DELINEATED IN THE TWO THOUSAND TWELVE AMERICAN NATIONAL STANDARD  
9 FOR SAFETY OF CORDED WINDOW COVERING PRODUCTS. THE FAILURE OF A  
10 LANDLORD TO COMPLY WITH THE PROVISIONS OF THIS SUBDIVISION SHALL BE  
11 DEEMED A BREACH OF THE WARRANTY OF HABITABILITY.  
12     S 2. This act shall take effect on the ninetieth day after it shall  
13 have become a law.

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

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