

7408

2015-2016 Regular Sessions

I N   A S S E M B L Y

May 8, 2015

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

AN ACT to amend the multiple dwelling law, in relation to landlord  
checks of the state sex offender registry and notification of certain  
tenants

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

1     Section 1. The multiple dwelling law is amended by adding a new  
2     section 301-a to read as follows:  
3     S 301-A. SEX OFFENDER REGISTRY CHECK. 1. LANDLORDS OF MULTIPLE DWELL-  
4     INGS SHALL, WITHIN THE FIRST SIXTY DAYS FOLLOWING: (A) EXECUTION OF A  
5     LEASE WITH A NEW TENANT, OR (B) NOTICE OF OCCUPANCY BY A THIRD PARTY OR  
6     ADULT OCCUPANT IN INTEREST TO A LEASED UNIT, PERFORM A CHECK OF SUCH NEW  
7     TENANT, SUBTENANT OR ADULT OCCUPANT IN THE SEX OFFENDER REGISTRY MAIN-  
8     TAINED BY THE DIVISION OF CRIMINAL JUSTICE SERVICES PURSUANT TO SECTION  
9     ONE HUNDRED SIXTY-EIGHT-B OF THE CORRECTION LAW. LANDLORD ACCESS TO THE  
10    REGISTRY SHALL BE THROUGH THE "900" TELEPHONE NUMBER MAINTAINED BY THE  
11    DIVISION OF CRIMINAL JUSTICE SERVICES, AND ACCORDING TO THE REQUIREMENTS  
12    FOR ACCESS AS SPECIFIED IN SECTION ONE HUNDRED SIXTY-EIGHT-P OF THE  
13    CORRECTION LAW OR THROUGH THE INTERNET SITE MAINTAINED BY THE DIVISION  
14    OF CRIMINAL JUSTICE SERVICES.  
15    2. IF SUCH NEW TENANT, SUBTENANT OR ADULT OCCUPANT IS LISTED IN THE  
16    REGISTRY AS A LEVEL THREE SEX OFFENDER, THE LANDLORD SHALL PROVIDE WRIT-  
17    TEN NOTIFICATION OF SUCH FINDING TO BUILDING TENANTS WITH CHILDREN UNDER  
18    THE AGE OF SIXTEEN WHETHER THE CHILDREN PERMANENTLY RESIDE WITH SUCH  
19    TENANT OR RESIDE FROM TIME TO TIME ON A TEMPORARY BASIS. IT SHALL BE THE  
20    TENANT'S DUTY TO NOTIFY THE LANDLORD OF THE AGES OF SUCH TENANT'S CHIL-  
21    DREN. A LANDLORD OF A MULTIPLE DWELLING SHALL PROVIDE A LIST OF NAMES  
22    OF CURRENT TENANTS, SUBTENANTS OR ADULT OCCUPANTS OF SUCH MULTIPLE  
23    DWELLING TO ANY TENANT IN SUCH MULTIPLE DWELLING, UPON REQUEST BY SUCH

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

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1 TENANT. SUCH LIST SHALL NOT INCLUDE SPECIFIC APARTMENT NUMBERS OR ADDI-  
2 TIONAL INFORMATION.  
3 3. ALL LEASES OFFERED TO TENANTS IN MULTIPLE DWELLINGS SHALL CONTAIN A  
4 NOTICE, CONSPICUOUSLY SET FORTH THEREIN, ADVISING TENANTS OF THE  
5 REQUIREMENTS OF SUBDIVISIONS ONE AND TWO OF THIS SECTION.  
6 4. NO LANDLORD SHALL BE SUBJECT TO ANY CIVIL OR CRIMINAL LIABILITY FOR  
7 DAMAGES FOR ANY DISCRETIONARY DECISION TO RELEASE RELEVANT INFORMATION  
8 PURSUANT TO THIS SECTION OR FOR FAILING TO RELEASE RELEVANT INFORMATION  
9 PURSUANT TO THIS SECTION, UNLESS IT IS SHOWN THAT SUCH LANDLORD ACTED  
10 WITH GROSS NEGLIGENCE OR IN BAD FAITH.  
11 S 2. This act shall take effect on the one hundred twentieth day after  
12 it shall have become a law and shall apply to leases or subleases  
13 entered into on or after such date.