

8704

I N A S S E M B L Y

January 13, 2016

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

AN ACT to amend the multiple dwelling law and the administrative code of  
the city of New York, in relation to prohibiting advertising that  
promotes the use of dwelling units in a class A multiple dwelling for  
other than permanent residence purposes; and to amend the real proper-  
ty law, in relation to requiring that landlords provide notice to  
tenants of the consequences of advertising a rental unit for use on  
short term rental websites

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 121 to read as follows:

3 S 121. PROHIBITING ADVERTISING THAT PROMOTES THE USE OF DWELLING UNITS  
4 IN A CLASS A MULTIPLE DWELLING FOR OTHER THAN PERMANENT RESIDENCE  
5 PURPOSES. 1. IT SHALL BE UNLAWFUL TO ADVERTISE OCCUPANCY OR USE OF  
6 DWELLING UNITS IN A CLASS A MULTIPLE DWELLING FOR OTHER THAN PERMANENT  
7 RESIDENCE PURPOSES.

8 2. ANY PERSON FOUND TO HAVE VIOLATED THE PROVISIONS OF SUBDIVISION ONE  
9 OF THIS SECTION SHALL BE LIABLE FOR A CIVIL PENALTY OF NOT MORE THAN TWO  
10 THOUSAND FIVE HUNDRED DOLLARS FOR THE FIRST VIOLATION, FIVE THOUSAND  
11 DOLLARS FOR THE SECOND VIOLATION AND SEVEN THOUSAND FIVE HUNDRED DOLLARS  
12 FOR THE THIRD AND SUBSEQUENT VIOLATIONS.

13 3. FOR THE PURPOSES OF THIS SECTION, THE TERM "ADVERTISE" SHALL MEAN  
14 ANY FORM OF COMMUNICATION FOR MARKETING THAT IS USED TO ENCOURAGE,  
15 PERSUADE OR MANIPULATE VIEWERS, READERS OR LISTENERS INTO CONTRACTING  
16 FOR GOODS AND/OR SERVICES AS MAY BE VIEWED THROUGH VARIOUS MEDIA INCLUD-  
17 ING, BUT NOT LIMITED TO, NEWSPAPERS, MAGAZINES, FLYERS, HANDBILLS, TELE-  
18 VISION COMMERCIALS, RADIO, SIGNAGE, DIRECT MAIL, WEBSITES OR TEXT  
19 MESSAGES.

20 S 2. Subchapter 3 of chapter 1 of title 27 of the administrative code  
21 of the city of New York is amended by adding a new article 18 to read as  
22 follows:

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

LBD13144-02-5

ARTICLE 18

UNLAWFUL ADVERTISEMENT FOR CERTAIN OCCUPANCIES

S 27-287.1 UNLAWFUL ADVERTISEMENT FOR CERTAIN OCCUPANCIES. 1. IT SHALL BE UNLAWFUL TO ADVERTISE OCCUPANCY OR USE OF DWELLING UNITS IN A CLASS A MULTIPLE DWELLING FOR OTHER THAN PERMANENT RESIDENCE PURPOSES.

2. ANY PERSON FOUND TO HAVE VIOLATED THE PROVISIONS OF SUBDIVISION ONE OF THIS SECTION SHALL BE LIABLE FOR A CIVIL PENALTY OF NOT MORE THAN TWO THOUSAND FIVE HUNDRED DOLLARS FOR THE FIRST VIOLATION, FIVE THOUSAND DOLLARS FOR THE SECOND VIOLATION AND SEVEN THOUSAND FIVE HUNDRED DOLLARS FOR THE THIRD AND SUBSEQUENT VIOLATIONS.

3. FOR THE PURPOSES OF THIS SECTION THE TERM "ADVERTISE" SHALL MEAN ANY FORM OF COMMUNICATION FOR MARKETING THAT IS USED TO ENCOURAGE, PERSUADE OR MANIPULATE VIEWERS, READERS OR LISTENERS INTO CONTRACTING FOR GOODS AND/OR SERVICES AS MAY BE VIEWED THROUGH VARIOUS MEDIA INCLUDING, BUT NOT LIMITED TO, NEWSPAPERS, MAGAZINES, FLYERS, HANDBILLS, TELEVISION COMMERCIALS, RADIO, SIGNAGE, DIRECT MAIL, WEBSITES OR TEXT MESSAGES.

S 3. The real property law is amended by adding a new section 226-c to read as follows:

S 226-C. NOTICE REGARDING ADVERTISEMENTS ON SHORT TERM RENTAL WEBSITES. 1. THE LANDLORD IS REQUIRED TO PROVIDE NOTICE TO TENANTS ON ALL ANNUAL AND BIENNIAL LEASE RENEWALS THAT OFFERING OR ADVERTISING THE RENTAL UNIT ON A SHORT TERM RENTAL WEBSITE MAY BE PROHIBITED IF THE RENTAL UNIT IS A CLASS A MULTIPLE DWELLING, AS DEFINED IN PARAGRAPH A OF SUBDIVISION EIGHT OF SECTION FOUR OF THE MULTIPLE DWELLING LAW, AND THAT SUCH OFFERING OR ADVERTISING MAY VIOLATE THE TERMS OF THE LEASE AGREEMENT.

2. SUCH NOTICES PROVIDED BY THE LANDLORD SHOULD ENCOURAGE TENANTS WHO WISH TO OFFER OR ADVERTISE THE RENTAL UNIT ON A SHORT TERM RENTAL WEBSITE TO CONTACT THE PROPERTY AUTHORITIES PRIOR TO UTILIZING SUCH SHORT TERM RENTAL WEBSITES.

S 4. This act shall take effect immediately; provided, however, that section three of this act shall take effect on the ninetieth day after it shall have become a law.