

8704--A

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 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

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 property 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 ASSEMBLY, 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 OCCUPANCY THAT WOULD  
7 VIOLATE SUBDIVISION EIGHT OF SECTION FOUR OF THIS CHAPTER DEFINING A  
8 "CLASS A" MULTIPLE DWELLING AS A MULTIPLE DWELLING THAT IS OCCUPIED FOR  
9 PERMANENT RESIDENCE PURPOSES.

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

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

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

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

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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 OCCUPANCY THAT WOULD VIOLATE SUBDIVISION EIGHT OF SECTION FOUR OF THE MULTIPLE DWELLING LAW DEFINING A "CLASS A" MULTIPLE DWELLING AS A MULTIPLE DWELLING THAT IS OCCUPIED FOR 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 ONE THOUSAND 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, PROMOTION OR SOLICITATION, INCLUDING BUT NOT LIMITED TO DIRECT MAIL, NEWSPAPERS, MAGAZINES, FLYERS, HANDBILLS, TELEVISION COMMERCIALS, RADIO, SIGNAGE, DIRECT MAIL, WEBSITES, TEXT MESSAGES OR SIMILAR DISPLAYS, INTENDED OR USED TO INDUCE, ENCOURAGE OR PERSUADE THE PUBLIC TO ENTER INTO A CONTRACT FOR GOODS AND/OR SERVICES.

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 PROPER AUTHORITIES PRIOR TO UTILIZING SUCH SHORT TERM RENTAL WEBSITES.

3. (A) EACH YEAR THE LANDLORD SHALL DELIVER TO EACH DWELLING UNIT, A NOTICE, THE FORM AND CONTENT OF WHICH SHALL BE IN ENGLISH AND SPANISH AND AS SPECIFIED IN PARAGRAPH (B) OF THIS SUBDIVISION, NO EARLIER THAN JANUARY FIRST AND NO LATER THAN JANUARY SIXTEENTH OF THE YEAR FOR WHICH THE NOTICE IS DELIVERED. THE FOREGOING NOTWITHSTANDING, IF SUCH NOTICE IS DELIVERED TO THE DWELLING UNIT BY SEPARATE ENCLOSURE WITH THE RENT BILL, THEN NOTICE MAY BE DELIVERED AT SUCH TIME AS THE RENT BILL FOR THE MONTH OF JANUARY IS DELIVERED. IN ADDITION, SUCH NOTICE SHALL BE DELIVERED WITHIN THIRTY DAYS OF ANY CHANGE IN OCCUPANCY. THE LANDLORD SHALL DELIVER SAID NOTICE BY FIRST CLASS MAIL ADDRESSED TO THE OCCUPANT OF THE DWELLING UNIT, BY HAND DELIVERY TO THE OCCUPANT AT THE DWELLING UNIT OR BY SEPARATE ENCLOSURE WITH THE RENT BILL.

(B) THE NOTICE PROVIDED BY THE LANDLORD ANNUALLY TO EACH DWELLING UNIT SHALL SPECIFY IN TWELVE POINT FONT THE FOLLOWING: "RENTING OUT YOUR UNIT FOR FEWER THAN 30 DAYS MAY VIOLATE NEW YORK STATE LAW WITH RESPECT TO THE PROHIBITION AGAINST TRANSIENT OCCUPANCY AND ALSO MAY VIOLATE THE TERMS OF YOUR LEASE AND RESULT IN EVICTION PROCEEDINGS BEING BROUGHT AGAINST YOU."

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.