

2804

2015-2016 Regular Sessions

I N S E N A T E

January 29, 2015

Introduced by Sens. KRUEGER, HASSELL-THOMPSON, HOYLMAN -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development

AN ACT to amend the emergency housing rent control law, the administrative code of the city of New York, and the emergency tenant protection act of nineteen seventy-four, in relation to providing for a hearing before the division of housing and community renewal prior to issuance of an order of decontrol for failure to respond to income certification material; and in relation to excluding certain tenants from inclusion for annual income determination

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

1 Section 1. Paragraph 1 of subdivision (a) of section 2-a of chapter
2 274 of the laws of 1946, constituting the emergency housing rent control
3 law, as amended by section 32 of part B of chapter 97 of the laws of
4 2011, is amended to read as follows:
5 1. For purposes of this section, annual income shall mean the federal
6 adjusted gross income as reported on the New York state income tax
7 return. Total annual income means the sum of the annual incomes of all
8 persons who occupy the housing accommodation as their primary residence
9 on other than a temporary basis, excluding bona fide employees of such
10 occupants residing therein in connection with such employment, EXCLUDING
11 SENIOR CITIZENS AND DISABLED PERSONS, and excluding bona fide subtenants
12 in occupancy pursuant to the provisions of section two hundred twenty-
13 six-b of the real property law. In the case where a housing accommo-
14 dation is sublet, the annual income of the sublessor shall be consid-
15 ered. FOR THE PURPOSES OF THIS SUBDIVISION, DISABLED PERSON SHALL MEAN
16 AN INDIVIDUAL (I) WITH A PHYSICAL OR MENTAL IMPAIRMENT, INCLUDING, BUT
17 NOT LIMITED TO, THOSE OF NEUROLOGICAL, EMOTIONAL OR SENSORY ORGANS,
18 WHICH SUBSTANTIALLY LIMITS ONE OR MORE OF THE INDIVIDUAL'S MAJOR LIFE
19 ACTIVITIES, AND (II) WHO IS REGARDED AS HAVING SUCH AN IMPAIRMENT AS

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

LBD04487-01-5

1 CERTIFIED BY A LICENSED PHYSICIAN OF THIS STATE. FOR THE PURPOSES OF
2 THIS SUBDIVISION, SENIOR CITIZEN SHALL MEAN ANY PERSON WHO IS SIXTY-TWO
3 YEARS OF AGE OR OLDER.

4 S 2. Subdivision (c) of section 2-a of chapter 274 of the laws of
5 1946, constituting the emergency housing rent control law, as amended by
6 section 32 of part B of chapter 97 of the laws of 2011, is amended to
7 read as follows:

8 (c) 1. In the event that the tenant or tenants either fail to return
9 the completed certification to the owner on or before the date required
10 by subdivision (b) of this section or the owner disputes the certif-
11 ication returned by the tenant or tenants, the owner may, on or before
12 June thirtieth of such year, petition the state division of housing and
13 community renewal to verify, pursuant to section one hundred seventy-
14 one-b of the tax law, whether the total annual income exceeds the dereg-
15 ulation income threshold in each of the two preceding calendar years.
16 Within twenty days after the filing of such request with the division,
17 the division shall notify the tenant or tenants that such tenant or
18 tenants must provide the division with such information as the division
19 and the department of taxation and finance shall require to verify
20 whether the total annual income exceeds the deregulation income thresh-
21 old in each of the two preceding calendar years. The division's notifi-
22 cation shall require the tenant or tenants to provide the information to
23 the division within [sixty] NINETY days of service upon such tenant or
24 tenants and shall include a warning in bold faced type AT THE TOP OF THE
25 PAGE that failure to respond [will] MAY RESULT IN AN ORDER OF DECONTROL
26 BEING ISSUED BY THE DIVISION FOR SUCH HOUSING ACCOMMODATION FOLLOWING A
27 HEARING TO BE SCHEDULED NOT MORE THAN NINETY DAYS FROM THE DATE THE
28 DIVISION SENT SUCH TENANT OR TENANTS THE NOTICE PROVIDED IN THIS PARA-
29 GRAPH, THE NOTIFICATION SHALL ADVISE SUCH TENANT OR TENANTS THAT FAILURE
30 TO APPEAR AT SUCH HEARING WITHOUT GOOD OR JUST CAUSE MAY result in an
31 order of deregulation being issued by the division for such housing
32 accommodation. SUCH TENANT OR TENANTS MAY AUTHORIZE A PERSON OR PERSONS
33 TO REPRESENT SUCH TENANT'S OR TENANTS' INTEREST AT THE HEARING.

34 2. If the department of taxation and finance determines that the total
35 annual income is in excess of the deregulation income threshold in each
36 of the two preceding calendar years, the division shall, on or before
37 November fifteenth of such year, notify the owner and tenants of the
38 results of such verification. Both the owner and the tenants shall have
39 [thirty] SIXTY days within which to comment on such verification
40 results. Within forty-five days after the expiration of the comment
41 period, the division shall, where appropriate, issue an order of deregu-
42 lation providing that such housing accommodation shall not be subject to
43 the provisions of this law as of the first day of March in the year next
44 succeeding the filing of the owner's petition with the division. A copy
45 of such order shall be mailed by regular and certified mail, return
46 receipt requested, to the tenant or tenants and a copy thereof shall be
47 sent to the owner.

48 3. In the event the tenant or tenants fail to [provide the informa-
49 tion] APPEAR WITHOUT GOOD OR JUST CAUSE AT THE HEARING required pursuant
50 to paragraph one of this subdivision, the division [shall] MAY issue, on
51 or before December first of such year, an order of deregulation provid-
52 ing that such housing accommodation shall not be subject to the
53 provisions of this law as of the first day of March in the year next
54 succeeding the last day on which the tenant or tenants were required to
55 [provide the information] APPEAR AT THE HEARING required by such para-
56 graph. A copy of such order shall be mailed by regular and certified

1 mail, return receipt requested, to the tenant or tenants and a copy
2 thereof shall be sent to the owner.

3 4. The provisions of the state freedom of information act shall not
4 apply to any income information obtained by the division pursuant to
5 this section.

6 S 3. Paragraph 1 of subdivision (a) of section 26-403.1 of the admin-
7 istrative code of the city of New York, as amended by section 34 of part
8 B of chapter 97 of the laws of 2011, is amended to read as follows:

9 1. For purposes of this section, annual income shall mean the federal
10 adjusted gross income as reported on the New York state income tax
11 return. Total annual income means the sum of the annual incomes of all
12 persons who occupy the housing accommodation as their primary residence
13 other than on a temporary basis, excluding bona fide employees of such
14 occupants residing therein in connection with such employment, EXCLUDING
15 SENIOR CITIZENS AND DISABLED PERSONS, and excluding bona fide subtenants
16 in occupancy pursuant to the provisions of section two hundred twenty-
17 six-b of the real property law. [In the case where a housing accommo-
18 dation is sublet, the annual income of the sublessor shall be consid-
19 ered.] FOR THE PURPOSES OF THIS SUBDIVISION, DISABLED PERSON SHALL MEAN
20 AN INDIVIDUAL (I) WITH A PHYSICAL OR MENTAL IMPAIRMENT, INCLUDING, BUT
21 NOT LIMITED TO, THOSE OF NEUROLOGICAL, EMOTIONAL OR SENSORY ORGANS,
22 WHICH SUBSTANTIALLY LIMITS ONE OR MORE OF THE INDIVIDUAL'S MAJOR LIFE
23 ACTIVITIES, AND (II) WHO IS REGARDED AS HAVING SUCH AN IMPAIRMENT AS
24 CERTIFIED BY A LICENSED PHYSICIAN OF THIS STATE. FOR THE PURPOSES OF
25 THIS SUBDIVISION, SENIOR CITIZEN SHALL MEAN ANY PERSON WHO IS SIXTY-TWO
26 YEARS OF AGE OR OLDER.

27 S 4. Subdivision (c) of section 26-403.1 of the administrative code of
28 the city of New York, as amended by section 34 of part B of chapter 97
29 of the laws of 2011, is amended to read as follows:

30 (c) 1. In the event that the tenant or tenants either fail to return
31 the completed certification to the owner on or before the date required
32 by subdivision (b) of this section or the owner disputes the certif-
33 ication returned by the tenant or tenants, the owner may, on or before
34 June thirtieth of such year, petition the state division of housing and
35 community renewal to verify, pursuant to section one hundred seventy-
36 one-b of the tax law, whether the total annual income exceeds the dereg-
37 ulation income threshold in each of the two preceding calendar years.
38 Within twenty days after the filing of such request with the division,
39 the division shall notify the tenant or tenants that such tenant or
40 tenants must provide the division with such information as the division
41 and the department of taxation and finance shall require to verify
42 whether the total annual income exceeds the deregulation income thresh-
43 old in each of the two preceding calendar years. The division's notifi-
44 cation shall require the tenant or tenants to provide the information to
45 the division within [sixty] NINETY days of service upon such tenant or
46 tenants and shall include a warning in bold faced type AT THE TOP OF THE
47 PAGE that failure to respond [will] MAY RESULT IN AN ORDER OF DECONTROL
48 BEING ISSUED BY THE DIVISION FOR SUCH HOUSING ACCOMMODATION FOLLOWING A
49 HEARING TO BE SCHEDULED NOT MORE THAN NINETY DAYS FROM THE DATE THE
50 DIVISION SENT SUCH TENANT OR TENANTS THE NOTICE PROVIDED IN THIS PARA-
51 GRAPH, THE NOTIFICATION SHALL ADVISE SUCH TENANT OR TENANTS THAT FAILURE
52 TO APPEAR AT SUCH HEARING WITHOUT GOOD OR JUST CAUSE MAY result in an
53 order of deregulation being issued by the division for such housing
54 accommodation. SUCH TENANT OR TENANTS MAY AUTHORIZE A PERSON OR PERSONS
55 TO REPRESENT SUCH TENANT'S OR TENANTS' INTEREST AT THE HEARING.

1 2. If the department of taxation and finance determines that the total
2 annual income is in excess of the deregulation income threshold in each
3 of the two preceding calendar years, the division shall, on or before
4 November fifteenth of such year, notify the owner and tenants of the
5 results of such verification. Both the owner and the tenants shall have
6 [thirty] SIXTY days within which to comment on such verification
7 results. Within forty-five days after the expiration of the comment
8 period, the division shall, where appropriate, issue an order of deregu-
9 lation providing that such housing accommodation shall not be subject to
10 the provisions of this law as of the first day of March in the year next
11 succeeding the filing of the owner's petition with the division. A copy
12 of such order shall be mailed by regular and certified mail, return
13 receipt requested, to the tenant or tenants and a copy thereof shall be
14 sent to the owner.

15 3. In the event the tenant or tenants fail to [provide the informa-
16 tion] APPEAR WITHOUT GOOD OR JUST CAUSE AT THE HEARING required pursuant
17 to paragraph one of this subdivision, the division shall issue, on or
18 before December first of such year, an order of deregulation providing
19 that such housing accommodation shall not be subject to the provisions
20 of this law as of the first day of March in the year next succeeding the
21 last day on which the tenant or tenants were required to [provide the
22 information] APPEAR AT THE HEARING required by such paragraph. A copy of
23 such order shall be mailed by regular and certified mail, return receipt
24 requested, to the tenant or tenants and a copy thereof shall be sent to
25 the owner.

26 4. The provisions of the state freedom of information act shall not
27 apply to any income information obtained by the division pursuant to
28 this section.

29 S 5. Paragraph 1 of subdivision (a) of section 26-504.3 of the admin-
30 istrative code of the city of New York, as amended by section 36 of part
31 B of chapter 97 of the laws of 2011, is amended to read as follows:

32 1. For purposes of this section, annual income shall mean the federal
33 adjusted gross income as reported on the New York state income tax
34 return. Total annual income means the sum of the annual incomes of all
35 persons whose names are recited as the tenant or co-tenant on a lease
36 who occupy the housing accommodation and all other persons that occupy
37 the housing accommodation as their primary residence on other than a
38 temporary basis, excluding bona fide employees of such occupants resid-
39 ing therein in connection with such employment, EXCLUDING SENIOR CITI-
40 ZENS AND DISABLED PERSONS, and excluding bona fide subtenants in occu-
41 pancy pursuant to the provisions of section two hundred twenty-six-b of
42 the real property law. [In the case where a housing accommodation is
43 sublet, the annual income of the tenant or co-tenant recited on the
44 lease who will reoccupy the housing accommodation upon the expiration of
45 the sublease shall be considered.] FOR THE PURPOSES OF THIS SUBDIVISION,
46 DISABLED PERSON SHALL MEAN AN INDIVIDUAL (I) WITH A PHYSICAL OR MENTAL
47 IMPAIRMENT, INCLUDING, BUT NOT LIMITED TO, THOSE OF NEUROLOGICAL,
48 EMOTIONAL OR SENSORY ORGANS, WHICH SUBSTANTIALLY LIMITS ONE OR MORE OF
49 THE INDIVIDUAL'S MAJOR LIFE ACTIVITIES, AND (II) WHO IS REGARDED AS
50 HAVING SUCH AN IMPAIRMENT AS CERTIFIED BY A LICENSED PHYSICIAN OF THIS
51 STATE. FOR THE PURPOSES OF THIS SUBDIVISION, SENIOR CITIZEN SHALL MEAN
52 ANY PERSON WHO IS SIXTY-TWO YEARS OF AGE OR OLDER.

53 S 6. Subdivision (c) of section 26-504.3 of the administrative code of
54 the city of New York, as amended by section 36 of part B of chapter 97
55 of the laws of 2011, is amended to read as follows:

1 (c) 1. In the event that the tenant or tenants either fail to return
2 the completed certification to the owner on or before the date required
3 by subdivision (b) of this section or the owner disputes the certifi-
4 cation returned by the tenant or tenants, the owner may, on or before
5 June thirtieth of such year, petition the state division of housing and
6 community renewal to verify, pursuant to section one hundred seventy-
7 one-b of the tax law, whether the total annual income exceeds the dereg-
8 ulation income threshold in each of the two preceding calendar years.
9 Within twenty days after the filing of such request with the division,
10 the division shall notify the tenant or tenants named on the lease that
11 such tenant or tenants must provide the division with such information
12 as the division and the department of taxation and finance shall require
13 to verify whether the total annual income exceeds the deregulation
14 income threshold in each of the two preceding calendar years. The divi-
15 sion's notification shall require the tenant or tenants to provide the
16 information to the division within [sixty] NINETY days of service upon
17 such tenant or tenants and shall include a warning in bold faced type AT
18 THE TOP OF THE PAGE that failure to respond [will] MAY RESULT IN AN
19 ORDER OF DECONTROL BEING ISSUED BY THE DIVISION FOR SUCH HOUSING ACCOM-
20 MODATION FOLLOWING A HEARING TO BE SCHEDULED NOT MORE THAN NINETY DAYS
21 FROM THE DATE THE DIVISION SENT SUCH TENANT OR TENANTS THE NOTICE
22 PROVIDED IN THIS PARAGRAPH, THE NOTIFICATION SHALL ADVISE SUCH TENANT OR
23 TENANTS THAT FAILURE TO APPEAR AT SUCH HEARING WITHOUT GOOD OR JUST
24 CAUSE MAY result in an order being issued by the division providing that
25 such housing accommodation shall not be subject to the provisions of
26 this law. SUCH TENANT OR TENANTS MAY AUTHORIZE A PERSON OR PERSONS TO
27 REPRESENT SUCH TENANT'S OR TENANTS' INTEREST AT THE HEARING.

28 2. If the department of taxation and finance determines that the total
29 annual income is in excess of the deregulation income threshold in each
30 of the two preceding calendar years, the division shall, on or before
31 November fifteenth of such year, notify the owner and tenants of the
32 results of such verification. Both the owner and the tenants shall have
33 [thirty] SIXTY days within which to comment on such verification
34 results. Within forty-five days after the expiration of the comment
35 period, the division shall, where appropriate, issue an order providing
36 that such housing accommodation shall not be subject to the provisions
37 of this law upon the expiration of the existing lease. A copy of such
38 order shall be mailed by regular and certified mail, return receipt
39 requested, to the tenant or tenants and a copy thereof shall be sent to
40 the owner.

41 3. In the event the tenant or tenants fail to [provide the informa-
42 tion] APPEAR WITHOUT GOOD OR JUST CAUSE AT THE HEARING required pursuant
43 to paragraph one of this subdivision, the division shall issue, on or
44 before December first of such year, an order providing that such housing
45 accommodation shall not be subject to the provisions of this law upon
46 the expiration of the current lease. A copy of such order shall be
47 mailed by regular and certified mail, return receipt requested, to the
48 tenant or tenants and a copy thereof shall be sent to the owner.

49 4. The provisions of the state freedom of information act shall not
50 apply to any income information obtained by the division pursuant to
51 this section.

52 S 7. Paragraph 1 of subdivision (a) of section 5-a of section 4 of
53 chapter 576 of the laws of 1974, constituting the emergency tenant
54 protection act of nineteen seventy-four, as amended by section 30 of
55 part B of chapter 97 of the laws of 2011, is amended to read as follows:

1 1. For purposes of this section, annual income shall mean the federal
2 adjusted gross income as reported on the New York state income tax
3 return. Total annual income means the sum of the annual incomes of all
4 persons whose names are recited as the tenant or co-tenant on a lease
5 who occupy the housing accommodation and all other persons that occupy
6 the housing accommodation as their primary residence on other than a
7 temporary basis, excluding bona fide employees of such occupants resid-
8 ing therein in connection with such employment, EXCLUDING SENIOR CITI-
9 ZENS AND DISABLED PERSONS, and excluding bona fide subtenants in occu-
10 pancy pursuant to the provisions of section two hundred twenty-six-b of
11 the real property law. [In the case where a housing accommodation is
12 sublet, the annual income of the tenant or co-tenant recited on the
13 lease who will reoccupy the housing accommodation upon the expiration of
14 the sublease shall be considered.] FOR THE PURPOSES OF THIS SUBDIVISION,
15 DISABLED PERSON SHALL MEAN AN INDIVIDUAL (I) WITH A PHYSICAL OR MENTAL
16 IMPAIRMENT, INCLUDING, BUT NOT LIMITED TO, THOSE OF NEUROLOGICAL,
17 EMOTIONAL OR SENSORY ORGANS, WHICH SUBSTANTIALLY LIMITS ONE OR MORE OF
18 THE INDIVIDUAL'S MAJOR LIFE ACTIVITIES, AND (II) WHO IS REGARDED AS
19 HAVING SUCH AN IMPAIRMENT AS CERTIFIED BY A LICENSED PHYSICIAN OF THIS
20 STATE. FOR THE PURPOSES OF THIS SUBDIVISION, SENIOR CITIZEN SHALL MEAN
21 ANY PERSON WHO IS SIXTY-TWO YEARS OF AGE OR OLDER.

22 S 8. Subdivision (c) of section 5-a of section 4 of chapter 576 of the
23 laws of 1974, constituting the emergency tenant protection act of nine-
24 teen seventy-four, as amended by section 30 of part B of chapter 97 of
25 the laws of 2011, is amended to read as follows:

26 (c) 1. In the event that the tenant or tenants either fail to return
27 the completed certification to the owner on or before the date required
28 by subdivision (b) of this section or the owner disputes the certif-
29 ication returned by the tenant or tenants, the owner may, on or before
30 June thirtieth of such year, petition the state division of housing and
31 community renewal to verify, pursuant to section one hundred seventy-
32 one-b of the tax law, whether the total annual income exceeds the dereg-
33 ulation income threshold in each of the two preceding calendar years.
34 Within twenty days after the filing of such request with the division,
35 the division shall notify the tenant or tenants that such tenant or
36 tenants named on the lease must provide the division with such informa-
37 tion as the division and the department of taxation and finance shall
38 require to verify whether the total annual income exceeds the dereg-
39 ulation income threshold in each of the two preceding calendar years. The
40 division's notification shall require the tenant or tenants to provide
41 the information to the division within [sixty] NINETY days of service
42 upon such tenant or tenants and shall include a warning in bold faced
43 type AT THE TOP OF THE PAGE that failure to respond [will] MAY RESULT IN
44 AN ORDER OF DECONTROL BEING ISSUED BY THE DIVISION FOR SUCH HOUSING
45 ACCOMMODATION FOLLOWING A HEARING TO BE SCHEDULED NOT MORE THAN NINETY
46 DAYS FROM THE DATE THE DIVISION SENT SUCH TENANT OR TENANTS THE NOTICE
47 PROVIDED IN THIS PARAGRAPH, THE NOTIFICATION SHALL ADVISE SUCH TENANT OR
48 TENANTS THAT FAILURE TO APPEAR AT SUCH HEARING WITHOUT GOOD OR JUST
49 CAUSE MAY result in an order being issued by the division providing that
50 such housing accommodations shall not be subject to the provisions of
51 this act. SUCH TENANT OR TENANTS MAY AUTHORIZE A PERSON OR PERSONS TO
52 REPRESENT SUCH TENANT'S OR TENANTS' INTEREST AT THE HEARING.

53 2. If the department of taxation and finance determines that the total
54 annual income is in excess of the deregulation income threshold in each
55 of the two preceding calendar years, the division shall, on or before
56 November fifteenth of such year, notify the owner and tenants of the

1 results of such verification. Both the owner and the tenants shall have
2 [thirty] SIXTY days within which to comment on such verification
3 results. Within forty-five days after the expiration of the comment
4 period, the division shall, where appropriate, issue an order providing
5 that such housing accommodation shall not be subject to the provisions
6 of this act upon expiration of the existing lease. A copy of such order
7 shall be mailed by regular and certified mail, return receipt requested,
8 to the tenant or tenants and a copy thereof shall be sent to the owner.

9 3. In the event the tenant or tenants fail to [provide the informa-
10 tion] APPEAR WITHOUT GOOD OR JUST CAUSE AT THE HEARING required pursuant
11 to paragraph one of this subdivision, the division [shall] MAY issue, on
12 or before December first of such year, an order providing that such
13 housing accommodation shall not be subject to the provisions of this act
14 upon the expiration of the current lease. A copy of such order shall be
15 mailed by regular and certified mail, return receipt requested, to the
16 tenant or tenants and a copy thereof shall be sent to the owner.

17 4. The provisions of the state freedom of information act shall not
18 apply to any income information obtained by the division pursuant to
19 this section.

20 S 9. This act shall take effect immediately; provided that the amend-
21 ments to section 2-a of the emergency housing rent control law made by
22 sections one and two of this act shall expire on the same date as such
23 law expires and shall not affect the expiration of such law as provided
24 in subdivision 2 of section 1 of chapter 274 of the laws of 1946;
25 provided further that the amendments to section 26-403.1 of the city
26 rent and rehabilitation law made by sections three and four of this act
27 shall remain in full force and effect only so long as the public emer-
28 gency requiring the regulation and control of residential rents and
29 evictions continues, as provided in subdivision 3 of section 1 of the
30 local emergency housing rent control act; provided further that the
31 amendments to section 26-504.3 of the rent stabilization law of nineteen
32 hundred sixty-nine made by sections five and six of this act shall
33 expire on the same date as such law expires and shall not affect the
34 expiration of such law as provided under section 26-520 of such law; and
35 provided further that the amendments to section 5-a of the emergency
36 tenant protection act of nineteen seventy-four made by sections seven
37 and eight of this act shall expire on the same date as such act expires
38 and shall not affect the expiration of such act as provided in section
39 17 of chapter 576 of the laws of 1974.