

3588

2015-2016 Regular Sessions

I N   S E N A T E

February 12, 2015

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Introduced by Sen. ESPAILLAT -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development

AN ACT to amend chapter 576 of the laws of 1974 constituting the emergency tenant protection act, in relation to capping the amount of collectible rent increases due to major capital improvements at six percent of the legal regulated rent

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

1     Section 1. Paragraph 3 of subdivision d of section 6 of section 4 of  
2 chapter 576 of the laws of 1974, constituting the emergency tenant  
3 protection act of nineteen seventy-four, as amended by chapter 749 of  
4 the laws of 1990, is amended to read as follows:  
5     (3) there has been since January first, nineteen hundred seventy-four  
6 a major capital improvement required for the operation, preservation or  
7 maintenance of the structure. An adjustment under this paragraph shall  
8 be in an amount sufficient to amortize the cost of the improvements  
9 pursuant to this paragraph over a seven-year period; PROVIDED THAT THE  
10 COLLECTIBLE INCREASE IN RENT ATTRIBUTABLE TO AN ADJUSTMENT UNDER THIS  
11 PARAGRAPH SHALL NOT EXCEED SIX PERCENT OF THE LEGAL REGULATED RENT  
12 REGISTERED PURSUANT TO SECTION TWELVE-A OF THIS ACT, or  
13     S 2. This act shall take effect immediately; provided, however, that  
14 the amendment to section 4 of the emergency tenant protection act of  
15 nineteen seventy-four made by section one of this act shall expire on  
16 the same date as such act expires and shall not affect the expiration of  
17 such act as provided in section 17 of chapter 576 of the laws of 1974,  
18 as amended.

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

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