

3591

2015-2016 Regular Sessions

I N S E N A T E

February 12, 2015

Introduced by Sens. ESPAILLAT, DIAZ, HASSELL-THOMPSON, HOYLMAN, PARKER,
PERKINS, SERRANO -- read twice and ordered printed, and when printed
to be committed to the Committee on Judiciary

AN ACT to amend the real property law, in relation to legal fees

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

1 Section 1. The real property law is amended by adding a new section
2 234-a to read as follows:

3 S 234-A. UNAUTHORIZED LEGAL FEES. A LESSOR OR AGENT THEREOF SHALL BE
4 PROHIBITED FROM ASSESSING A LESSEE ANY FEE, SURCHARGE OR OTHER CHARGES
5 FOR LEGAL SERVICES IN CONNECTION WITH THE OPERATION OR RENTAL OF A RESI-
6 DENTIAL UNIT UNLESS THE LESSOR HAS THE LEGAL AUTHORITY TO DO SO PURSUANT
7 TO A COURT ORDER. ANY AGREEMENT OR ASSESSMENT TO THE CONTRARY SHALL BE
8 VOID AS CONTRARY TO PUBLIC POLICY.

9 S 2. This act shall take effect immediately.

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

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