

5040

2015-2016 Regular Sessions

I N S E N A T E

April 29, 2015

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 the administrative code of the city of New York and the emergency housing rent control law, in relation to the establishment of rent adjustments; and repealing certain provisions of the administrative code of the city of New York relating thereto

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

1 Section 1. Paragraph 5 of subdivision a of section 26-405 of the
2 administrative code of the city of New York is amended to read as
3 follows:
4 (5) Where a maximum rent established pursuant to this chapter on or
5 after January first, nineteen hundred seventy-two, is higher than the
6 previously existing maximum rent, the landlord may not collect AN
7 INCREASE FROM A TENANT IN OCCUPANCY IN ANY ONE YEAR PERIOD OF more than
8 THE LESSER OF EITHER seven and one-half percentum [increase from a
9 tenant in occupancy on such date in any one year period, provided howev-
10 er, that where] OR AN AVERAGE OF THE PREVIOUS FIVE YEARS OF ONE-YEAR
11 RENT INCREASES ON RENT STABILIZED APARTMENTS AS ESTABLISHED BY THE RENT
12 GUIDELINES BOARD, PURSUANT TO SUBDIVISION B OF SECTION 26-510 OF THIS
13 TITLE. IF the period for which the rent is established exceeds one year,
14 regardless of how the collection thereof is averaged over such period,
15 the rent the landlord shall be entitled to receive during the first
16 twelve months shall not be increased by more than THE LESSER OF EITHER
17 seven and one-half percentum OR AN AVERAGE OF THE PREVIOUS FIVE YEARS OF
18 ONE-YEAR RENT INCREASES ON RENT STABILIZED APARTMENTS AS ESTABLISHED BY
19 THE RENT GUIDELINES BOARD, PURSUANT TO SUBDIVISION B OF SECTION 26-510
20 OF THIS TITLE, over the previous rent [and]. ANY additional annual rents
21 shall not exceed THE LESSER OF EITHER seven and one-half percentum OR AN
22 AVERAGE OF THE PREVIOUS FIVE YEARS OF ONE-YEAR RENT INCREASES ON RENT

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

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1 STABILIZED APARTMENTS AS ESTABLISHED BY THE RENT GUIDELINES BOARD,
2 PURSUANT TO SUBDIVISION B OF SECTION 26-510 OF THIS TITLE, of the rent
3 paid during the previous year. Notwithstanding any of the foregoing
4 limitations in this paragraph five, maximum rent shall be increased if
5 ordered by the agency pursuant to subparagraphs (d), (e), (f), (g), (h),
6 (i), (k), [(l),] OR (m) [or (n)] of paragraph one of subdivision g of
7 this section. [Commencing January first, nineteen hundred eighty, rent
8 adjustments pursuant to subparagraph (n) of paragraph one of subdivision
9 g of this section shall be excluded from the maximum rent when computing
10 the seven and one-half percentum increase authorized by this paragraph
11 five.] Where a housing accommodation is vacant on January first, nine-
12 teen hundred seventy-two, or becomes vacant thereafter by voluntary
13 surrender of possession by the tenants, the maximum rent established for
14 such accommodations may be collected.

15 S 2. Subparagraphs (l) and (n) of paragraph 1 of subdivision g of
16 section 26-405 of the administrative code of the city of New York are
17 REPEALED.

18 S 3. Section 4 of chapter 274 of the laws of 1946, constituting the
19 emergency housing rent control law, is amended by adding a new subdivi-
20 sion 9 to read as follows:

21 9. NO ANNUAL RENT INCREASE AUTHORIZED PURSUANT TO THIS ACT SHALL
22 EXCEED THE AVERAGE OF THE PREVIOUS FIVE ANNUAL RENTAL INCREASES AUTHOR-
23 IZED BY A RENT GUIDELINES BOARD FOR A RENT STABILIZED UNIT PURSUANT TO
24 SECTION 4 OF THE EMERGENCY TENANT PROTECTION ACT OF NINETEEN
25 SEVENTY-FOUR.

26 S 4. This act shall take effect on the one hundred eightieth day after
27 it shall have become a law; provided that the amendments to section
28 26-405 of the city rent and rehabilitation law made by section one of
29 this act shall remain in full force and effect only as long as the
30 public emergency requiring the regulation and control of residential
31 rents and evictions continues, as provided in subdivision 3 of section 1
32 of the local emergency housing rent control act; and provided that the
33 amendments to section 4 of the emergency housing rent control law made
34 by section three of this act shall expire on the same date as such law
35 expires and shall not affect the expiration of such law as provided in
36 subdivision 2 of section 1 of chapter 274 of the laws of 1946.