

5997

2015-2016 Regular Sessions

I N   S E N A T E

June 18, 2015

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Introduced by COMMITTEE ON RULES -- (at request of the Governor) -- read twice and ordered printed, and when printed to be committed to the Committee on Rules

AN ACT to amend chapter 576 of the laws of 1974 amending the emergency housing rent control law relating to the control of and stabilization of rent in certain cases, the emergency housing rent control law, chapter 329 of the laws of 1963 amending the emergency housing rent control law relating to recontrol of rents in Albany, chapter 555 of the laws of 1982 amending the general business law and the administrative code of the city of New York relating to conversion of residential property to cooperative or condominium ownership in the city of New York, chapter 402 of the laws of 1983 amending the general business law relating to conversion of rental residential property to cooperative or condominium ownership in certain municipalities in the counties of Nassau, Westchester and Rockland and the rent regulation reform act of 1997, in relation to extending the effectiveness thereof and to amend the real property tax law, in relation to tax exemption for new multiple dwellings

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

1     Section 1. Section 17 of chapter 576 of the laws of 1974 amending the  
2     emergency housing rent control law relating to the control of and  
3     stabilization of rent in certain cases, as amended by section 1-a of  
4     part B of chapter 97 of the laws of 2011, is amended to read as follows:  
5     S 17. Effective date. This act shall take effect immediately and  
6     shall remain in full force and effect until and including the  
7     [fifteenth] TWENTY-THIRD day of June 2015; except that sections two and  
8     three shall take effect with respect to any city having a population of  
9     one million or more and section one shall take effect with respect to  
10    any other city, or any town or village whenever the local legislative  
11    body of a city, town or village determines the existence of a public

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

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1 emergency pursuant to section three of the emergency tenant protection  
2 act of nineteen seventy-four, as enacted by section four of this act,  
3 and provided that the housing accommodations subject on the effective  
4 date of this act to stabilization pursuant to the New York city rent  
5 stabilization law of nineteen hundred sixty-nine shall remain subject to  
6 such law upon the expiration of this act.

7 S 2. Subdivision 2 of section 1 of chapter 274 of the laws of 1946  
8 constituting the emergency housing rent control law, as amended by  
9 section 2 of part B of chapter 97 of the laws of 2011, is amended to  
10 read as follows:

11 2. The provisions of this act, and all regulations, orders and  
12 requirements thereunder shall remain in full force and effect until and  
13 including June [15] 23, 2015.

14 S 3. Section 2 of chapter 329 of the laws of 1963 amending the emer-  
15 gency housing rent control law relating to recontrol of rents in Albany,  
16 as amended by section 3 of part B of chapter 97 of the laws of 2011, is  
17 amended to read as follows:

18 S 2. This act shall take effect immediately and the provisions of  
19 subdivision 6 of section 12 of the emergency housing rent control law,  
20 as added by this act, shall remain in full force and effect until and  
21 including June [15] 23, 2015.

22 S 4. Section 10 of chapter 555 of the laws of 1982 amending the gener-  
23 al business law and the administrative code of the city of New York  
24 relating to conversion of residential property to cooperative or condo-  
25 minium ownership in the city of New York, as amended by section 4 of  
26 part B of chapter 97 of the laws of 2011, is amended to read as follows:

27 S 10. This act shall take effect immediately; provided, that the  
28 provisions of sections one, two and nine of this act shall remain in  
29 full force and effect only until and including June [15] 23, 2015;  
30 provided further that the provisions of section three of this act shall  
31 remain in full force and effect only so long as the public emergency  
32 requiring the regulation and control of residential rents and evictions  
33 continues as provided in subdivision 3 of section 1 of the local emer-  
34 gency housing rent control act; provided further that the provisions of  
35 sections four, five, six and seven of this act shall expire in accord-  
36 ance with the provisions of section 26-520 of the administrative code of  
37 the city of New York as such section of the administrative code is, from  
38 time to time, amended; provided further that the provisions of section  
39 26-511 of the administrative code of the city of New York, as amended by  
40 this act, which the New York City Department of Housing Preservation and  
41 Development must find are contained in the code of the real estate  
42 industry stabilization association of such city in order to approve it,  
43 shall be deemed contained therein as of the effective date of this act;  
44 and provided further that any plan accepted for filing by the department  
45 of law on or before the effective date of this act shall continue to be  
46 governed by the provisions of section 352-eeee of the general business  
47 law as they had existed immediately prior to the effective date of this  
48 act.

49 S 5. Section 4 of chapter 402 of the laws of 1983 amending the general  
50 business law relating to conversion of rental residential property to  
51 cooperative or condominium ownership in certain municipalities in the  
52 counties of Nassau, Westchester and Rockland, as amended by section 5 of  
53 part B of chapter 97 of the laws of 2011, is amended to read as follows:

54 S 4. This act shall take effect immediately; provided, that the  
55 provisions of sections one and three of this act shall remain in full  
56 force and effect only until and including June [15] 23, 2015; and

1 provided further that any plan accepted for filing by the department of  
2 law on or before the effective date of this act shall continue to be  
3 governed by the provisions of section 352-eee of the general business  
4 law as they had existed immediately prior to the effective date of this  
5 act.

6 S 6. Subdivision 6 of section 46 of chapter 116 of the laws of 1997  
7 constituting the rent regulation reform act of 1997, as amended by  
8 section 6 of part B of chapter 97 of the laws of 2011, is amended to  
9 read as follows:

10 6. sections twenty-eight, twenty-eight-a, twenty-eight-b and twenty-  
11 eight-c of this act shall expire and be deemed repealed after June [15]  
12 23, 2015;

13 S 7. The opening paragraph of clause (A) of subparagraph (iv) of para-  
14 graph (a) of subdivision 2 of section 421-a of the real property tax  
15 law, as amended by section 41 of part B of chapter 97 of the laws of  
16 2011, is amended to read as follows:

17 Unless excluded by local law, in the city of New York, the benefits of  
18 this subparagraph shall be available in the borough of Manhattan for new  
19 multiple dwellings on tax lots now existing or hereafter created south  
20 of or adjacent to either side of one hundred tenth street that commence  
21 construction after July first, nineteen hundred ninety-two and before  
22 June [fifteenth] TWENTY-THIRD, two thousand fifteen only if:

23 S 8. Subparagraph (ii) of paragraph (c) of subdivision 2 of section  
24 421-a of the real property tax law, as amended by section 42 of part B  
25 of chapter 97 of the laws of 2011, is amended to read as follows:

26 (ii) construction is commenced after January first, nineteen hundred  
27 seventy-five and before June [fifteenth] TWENTY-THIRD, two thousand  
28 fifteen provided, however, that such commencement period shall not apply  
29 to multiple dwellings eligible for benefits under subparagraph (iv) of  
30 paragraph (a) of this subdivision;

31 S 9. This act shall take effect immediately and shall be deemed to  
32 have been in full force and effect on and after June 15, 2015.