

# STATE OF NEW YORK

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5152

2017-2018 Regular Sessions

## IN ASSEMBLY

February 6, 2017

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Introduced by M. of A. ORTIZ -- read once and referred to the Committee on Judiciary

AN ACT to amend the real property law, in relation to notice of the rights and duties of owners and tenants in cities with a population of one million or more

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  
2 235-h to read as follows:

3 § 235-h. Rights and duties of owners and tenants. 1. In cities with a  
4 population of one million or more, each owner of residential real prop-  
5 erty shall furnish to each tenant signing a new or renewal lease, a  
6 rider describing the rights and duties of owners and tenants in the  
7 housing part of the civil court in such city. Such publication shall  
8 conform to the intent of section 5-702 of the general obligations law  
9 and shall be attached as an addendum to the lease. Upon the face of each  
10 lease, in bold print, shall appear the following: "Attached to this  
11 lease are the pertinent rules and regulations governing tenants and  
12 landlords' rights with regards to the housing part of the civil court".

13 2. The rider shall be in a form promulgated by the office of court  
14 administration in larger type than the lease and shall be utilized as  
15 provided in subdivision one of this section.

16 3. The office of court administration shall prepare and implement a  
17 public education campaign, using the written media, radio and tele-  
18 vision, the purpose of which shall be to inform tenants of all of their  
19 rights as tenants, and of the availability of the housing part of such  
20 city's civil court should they be aggrieved.

21 § 2. This act shall take effect on the sixtieth day after it shall  
22 have become a law.

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

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