STATE OF NEW YORK

3598

2017-2018 Regular Sessions

IN SENATE

January 25, 2017

Introduced by Sen. PARKER -- 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 real property actions and proceedings law, in relation to providing for a stay in certain proceedings to recover possession of real property

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. The real property actions and proceedings law is amended by adding a new section 754 to read as follows:

§ 754. Stay of proceeding or action for rent. In a proceeding to recover possession upon the ground that the respondent has defaulted in the payment of rent when judgment is rendered in favor of the petitioner, the court may stay the issuance of the warrant for good cause shown for a period not to exceed three months from the date the judgment is entered. The court may also condition such stay upon the payment of installments from time to time as the court may direct. Any provision of a lease or other agreement whereby a lessee or tenant waives any provision of this section shall be deemed void and against public policy.

§ 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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