

# STATE OF NEW YORK

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6636

2017-2018 Regular Sessions

## IN SENATE

June 8, 2017

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Introduced by Sen. GOLDEN -- read twice and ordered printed, and when printed to be committed to the Committee on Rules

AN ACT to amend the real property law, in relation to protecting tenants from illegally converted dwellings

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-bb to read as follows:

3 § 235-bb. Certificates of occupancy; required disclosure to tenant. 1.  
4 Prior to executing a residential lease or rental agreement with a  
5 tenant, the owner of real property consisting of three or fewer rental  
6 units shall provide conspicuous notice in bold face type as to whether a  
7 certificate of occupancy, if such certificate is required by law, is  
8 currently valid for the dwelling unit subject to the lease or rental  
9 agreement. Owners who provide the tenant with an actual copy of the  
10 valid certificate of occupancy shall be deemed to have complied with the  
11 requirements of this subdivision.

12 2. Any agreement by a lessee or tenant of premises for dwelling  
13 purposes waiving or modifying his or her rights as set forth in this  
14 section shall be void as contrary to public policy.

15 § 2. This act shall take effect immediately and apply to all residen-  
16 tial leases entered into on and after such date.

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

LBD13005-01-7