

# STATE OF NEW YORK

9128

## IN SENATE

July 2, 2018

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

AN ACT to amend the multiple residence law, in relation to disclosure of address in advertisements for short term rentals of private dwellings

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

- 1 Section 1. The multiple residence law is amended by adding a new  
2 section 14 to read as follows:
- 3 § 14. Advertisements for rental of a private dwelling; disclosure of  
4 address. 1. Every advertisement of or offer for accommodation for a  
5 rental of a private dwelling for a period of less than thirty consec-  
6 utive days shall make public the exact physical address, including the  
7 street name, street number, apartment number, borough, town and county  
8 of such accommodation.
- 9 2. Any person found to have violated the provisions of subdivision one  
10 of this section shall be liable for a civil penalty of not more than one  
11 thousand dollars for the first violation, five thousand dollars for the  
12 second violation and seven thousand five hundred dollars for the third  
13 and subsequent violations.
- 14 3. For purposes of this section, the term "advertise" shall mean any  
15 form of communication for marketing that is used to encourage, persuade  
16 or manipulate viewers, readers or listeners into contracting for goods  
17 and/or services as may be viewed through various media including, but  
18 not limited to, newspapers, magazines, fliers, handbills, television  
19 commercials, radio, signage, direct mail, websites or text messages.
- 20 4. For purposes of this section, the term "private dwelling" shall  
21 have the same meaning as defined in subdivision six of section four of  
22 the multiple dwelling law.
- 23 § 2. This act shall take effect immediately.

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

LBD13348-01-7