

# STATE OF NEW YORK

1608

2017-2018 Regular Sessions

## IN ASSEMBLY

January 12, 2017

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

AN ACT to amend the real property actions and proceedings law and the county law, in relation to representation of certain persons in private residential foreclosure actions

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

1 Section 1. The real property actions and proceedings law is amended by  
2 adding a new section 1308-a to read as follows:

3 § 1308-a. Assignment of counsel. A homeowner in a foreclosure action  
4 who is financially unable to obtain counsel for representation in such  
5 action shall have a right to assigned counsel by the court. Assignment  
6 of counsel issued under this section shall be implemented as provided in  
7 article eighteen-B of the county law.

8 § 2. Subdivision 3 of section 1303 of the real property actions and  
9 proceedings law, as amended by section 5 of part Q of chapter 73 of the  
10 laws of 2016, is amended to read as follows:

11 3. The notice to any mortgagor required by paragraph (a) of subdivi-  
12 sion one of this section shall appear as follows:

13 Help for Homeowners in Foreclosure

14 New York State Law requires that we send you this notice about the  
15 foreclosure process. Please read it carefully.  
16 Summons and Complaint

17 You are in danger of losing your home. If you fail to respond to the  
18 summons and complaint in this foreclosure action, you may lose your  
19 home. Please read the summons and complaint carefully. You should imme-  
20 diately contact an attorney or your local legal aid office to obtain  
21 advice on how to protect yourself.

22 Sources of Information and Assistance

23 The State encourages you to become informed about your options in  
24 foreclosure. In addition to seeking assistance from an attorney or legal

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

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1 aid office, there are government agencies and non-profit organizations  
2 that you may contact for information about possible options, including  
3 trying to work with your lender during this process. You may be entitled  
4 to assigned counsel if you are financially unable to obtain represen-  
5 tation.

6 To locate an entity near you, you may call the toll-free helpline  
7 maintained by the New York State Department of Financial Services at  
8 (enter number) or visit the Department's website at (enter web address).

9 Rights and Obligations

10 YOU ARE NOT REQUIRED TO LEAVE YOUR HOME AT THIS TIME. You have the right  
11 to stay in your home during the foreclosure process. You are not  
12 required to leave your home unless and until your property is sold at  
13 auction pursuant to a judgment of foreclosure and sale.

14 Regardless of whether you choose to remain in your home, YOU ARE  
15 REQUIRED TO TAKE CARE OF YOUR PROPERTY and pay property taxes in accord-  
16 ance with state and local law.

17 Foreclosure rescue scams

18 Be careful of people who approach you with offers to "save" your home.  
19 There are individuals who watch for notices of foreclosure actions in  
20 order to unfairly profit from a homeowner's distress. You should be  
21 extremely careful about any such promises and any suggestions that you  
22 pay them a fee or sign over your deed. State law requires anyone offer-  
23 ing such services for profit to enter into a contract which fully  
24 describes the services they will perform and fees they will charge, and  
25 which prohibits them from taking any money from you until they have  
26 completed all such promised services.

27 § 3. The article heading of article 18-B of the county law, as amended  
28 by chapter 682 of the laws of 1977, is amended to read as follows:

29 REPRESENTATION OF PERSONS ACCUSED OF CRIME OR PARTIES BEFORE THE  
30 FAMILY COURT OR SURROGATE'S COURT OR IN CERTAIN FORECLOSURE  
31 ACTIONS

32 § 4. The opening paragraph of section 722 of the county law, as  
33 amended by chapter 7 of the laws of 2007, is amended to read as follows:

34 The governing body of each county and the governing body of the city  
35 in which a county is wholly contained shall place in operation through-  
36 out the county a plan for providing counsel to persons charged with a  
37 crime or who are entitled to counsel pursuant to section two hundred  
38 sixty-two or section eleven hundred twenty of the family court act,  
39 article six-C of the correction law, section four hundred seven of the  
40 surrogate's court procedure act [~~ex~~], article ten of the mental hygiene  
41 law or section thirteen hundred eight of the real property actions and  
42 proceedings law, who are financially unable to obtain counsel. Each plan  
43 shall also provide for investigative, expert and other services neces-  
44 sary for an adequate defense. The plan shall conform to one of the  
45 following:

46 § 5. This act shall take effect on the first of January next succeed-  
47 ing the date on which it shall have become a law.