

# STATE OF NEW YORK

8409--A

2017-2018 Regular Sessions

## IN ASSEMBLY

June 13, 2017

Introduced by M. of A. GLICK, LENTOL, DAVILA, CYMBROWITZ, NOLAN, ORTIZ, ROSENTHAL, NIOU, MOSLEY, SEPULVEDA, GOTTFRIED, COOK -- read once and referred to the Committee on Housing -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the multiple dwelling law, in relation to interim multiple dwellings

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

1 Section 1. Subdivision 5 of section 281 of the multiple dwelling law,  
2 as amended by chapter 4 of the laws of 2013, is amended to read as  
3 follows:

4 5. (a) Notwithstanding the provisions of paragraphs (i), (iii) and  
5 (iv) of subdivision two of this section, but subject to paragraphs (i)  
6 and (ii) of subdivision one of this section and paragraph (ii) of subdi-  
7 vision two of this section, the term "interim multiple dwelling" shall  
8 include buildings, structures or portions thereof that are located in a  
9 city of more than one million persons which were occupied for residen-  
10 tial purposes as the residence or home of any three or more families  
11 living independently from one another for a period of twelve consecutive  
12 months during the period commencing January first, two thousand eight,  
13 and ending December thirty-first, two thousand nine, provided that the  
14 unit seeking coverage: is not located in a [~~basement or~~] cellar and has  
15 at least one entrance that does not require passage through another  
16 residential unit to obtain access to the unit, [~~has at least one window~~  
17 ~~opening onto a street or a lawful yard or court as defined in the zoning~~  
18 ~~resolution for such municipality,~~] and is at least four hundred square  
19 feet in area.

20 (b) The term "interim multiple dwelling" as used in this subdivision  
21 shall not include [~~(i)~~] any building in an industrial business zone  
22 established pursuant to chapter six-D of title twenty-two of the admin-

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

LBD13075-08-7

1 istrative code of the city of New York except that a building in the  
2 Williamsburg/Greenpoint or North Brooklyn industrial business zones and  
3 a building located in that portion of the Long Island city industrial  
4 business zone that has frontage on either side of forty-seventh avenue  
5 or is located north of forty-seventh avenue and south of Skillman avenue  
6 or in that portion of the Long Island city industrial business zone that  
7 is located north of forty-fourth drive, south of Queens plaza north, and  
8 west of twenty-third street may be included in the term "interim multi-  
9 ple dwelling," or (ii) units in any building, other than a building that  
10 is already defined as an "interim multiple dwelling" pursuant to subdi-  
11 vision one, two, three or four of this section, that, at the time this  
12 subdivision shall take effect and continuing at the time of the  
13 submission of an application for coverage by any party, also contains a  
14 use actively and currently pursued, which use is set forth in use  
15 ~~[groups fifteen through]~~ group eighteen, as described in the zoning  
16 resolution of such municipality in effect on June twenty-first, two  
17 thousand ten, and which the loft board has determined in rules and regu-  
18 lation is inherently incompatible with residential use in the same  
19 building, provided that the loft board may by rule exempt categories of  
20 units or buildings from such use incompatibility determinations includ-  
21 ing but not limited to residentially occupied units or subcategories of  
22 such units, and provided, further that if a building does not contain  
23 such active uses at the time this subdivision takes effect, no subse-  
24 quent use by the owner of the building shall eliminate the protections  
25 of this section for any residential occupants in the building already  
26 qualified for such protections.

27 (c) The term "interim multiple dwelling," as used in this subdivision  
28 shall also include buildings, structures or portions thereof that are  
29 located north of West 24th Street and south of West 27th Street and west  
30 of tenth avenue and east of eleventh avenue in a city of more than one  
31 million persons which were occupied for residential purposes as the  
32 residence or home of any two or more families living independently from  
33 one another for a period of twelve consecutive months during the period  
34 commencing January first, two thousand eight, and ending December thir-  
35 ty-first, two thousand nine and subject to all the conditions and limi-  
36 tations of this subdivision other than the number of units in the build-  
37 ing. A reduction in the number of occupied residential units in a  
38 building after meeting the aforementioned twelve consecutive month  
39 requirement shall not eliminate the protections of this section for any  
40 remaining residential occupants qualified for such protections. Non-re-  
41 sidential space in a building as of the effective date of this subdivi-  
42 sion shall be offered for residential use only after the obtaining of a  
43 residential certificate of occupancy for such space and such space shall  
44 be exempt from this article, even if a portion of such building may be  
45 an interim multiple dwelling.

46 § 2. Subdivision 5 of section 281 of the multiple dwelling law, as  
47 amended by chapter 139 of the laws of 2011, is amended to read as  
48 follows:

49 5. (a) Notwithstanding the provisions of paragraphs (i), (iii) and  
50 (iv) of subdivision two of this section, but subject to paragraphs (i)  
51 and (ii) of subdivision one of this section and paragraph (ii) of subdivi-  
52 sion two of this section, the term "interim multiple dwelling" shall  
53 include buildings, structures or portions thereof that are located in a  
54 city of more than one million persons which were occupied for residen-  
55 tial purposes as the residence or home of any three or more families  
56 living independently from one another for a period of twelve consecutive

1 months during the period commencing January first, two thousand eight,  
2 and ending December thirty-first, two thousand nine, provided that the  
3 unit seeking coverage: is not located in a [~~basement or~~] cellar and has  
4 at least one entrance that does not require passage through another  
5 residential unit to obtain access to the unit, [~~has at least one window~~  
6 ~~opening onto a street or a lawful yard or court as defined in the zoning~~  
7 ~~resolution for such municipality,~~] and is at least five hundred fifty  
8 square feet in area. (b) The term "interim multiple dwelling" as used  
9 in this subdivision shall not include [~~(i)~~] any building in an indus-  
10 trial business zone established pursuant to chapter six-D of title twen-  
11 ty-two of the administrative code of the city of New York except that a  
12 building in the Williamsburg/Greenpoint or North Brooklyn industrial  
13 business zones and a building located in that portion of the Long Island  
14 city industrial business zone that has frontage on either side of  
15 forty-seventh avenue or is located north of forty-seventh avenue and  
16 south of Skillman avenue or in that portion of the Long Island city  
17 industrial business zone that is located north of forty-fourth drive,  
18 south of Queens plaza north, and west of twenty-third street may be  
19 included in the term "interim multiple dwelling," or (ii) units in any  
20 building, other than a building that is already defined as an "interim  
21 multiple dwelling" pursuant to subdivision one, two, three or four of  
22 this section, that, at the time this subdivision shall take effect and  
23 continuing at the time of the submission of an application for coverage  
24 by any party, also contains a use actively and currently pursued, which  
25 use is set forth in use [~~groups fifteen through~~] group eighteen, as  
26 described in the zoning resolution of such municipality in effect on  
27 June twenty-first, two thousand ten, and which the loft board has deter-  
28 mined in rules and regulation is inherently incompatible with residen-  
29 tial use in the same building, provided that the loft board may by rule  
30 exempt categories of units or buildings from such use incompatibility  
31 determinations including but not limited to residentially occupied units  
32 or subcategories of such units, and provided, further that if a building  
33 does not contain such active uses at the time this subdivision takes  
34 effect, no subsequent use by the owner of the building shall eliminate  
35 the protections of this section for any residential occupants in the  
36 building already qualified for such protections. (c) The term "interim  
37 multiple dwelling," as used in this subdivision shall also include  
38 buildings, structures or portions thereof that are located north of West  
39 24th Street and south of West 27th Street and west of tenth avenue and  
40 east of eleventh avenue in a city of more than one million persons which  
41 were occupied for residential purposes as the residence or home of any  
42 two or more families living independently from one another for a period  
43 of twelve consecutive months during the period commencing January first,  
44 two thousand eight, and ending December thirty-first, two thousand nine  
45 and subject to all the conditions and limitations of this subdivision  
46 other than the number of units in the building. A reduction in the  
47 number of occupied residential units in a building after meeting the  
48 aforementioned twelve consecutive month requirement shall not eliminate  
49 the protections of this section for any remaining residential occupants  
50 qualified for such protections. Non-residential space in a building as  
51 of the effective date of this subdivision shall be offered for residen-  
52 tial use only after the obtaining of a residential certificate of occu-  
53 pancy for such space and such space shall be exempt from this article,  
54 even if a portion of such building may be an interim multiple dwelling.

55 § 3. Section 281 of the multiple dwelling law is amended by adding a  
56 new subdivision 6 to read as follows:

6. (a) Notwithstanding the provisions of paragraphs (i), (iii) and (iv) of subdivision two of this section, but subject to paragraphs (i) and (ii) of subdivision one of this section and paragraph (ii) of subdivision two of this section, the term "interim multiple dwelling" shall include buildings, structures or portions thereof that are located in a city of more than one million persons which were occupied for residential purposes as the residence or home of any three or more families living independently from one another for a period of twelve consecutive months during the period commencing January first, two thousand fifteen, and ending December thirty-first, two thousand sixteen, provided that the unit seeking coverage: is not located in a cellar and has at least one entrance that does not require passage through another residential unit to obtain access to the unit, and is at least four hundred square feet in area.

(b) The term "interim multiple dwelling" as used in this subdivision shall not include (i) any building in an industrial business zone established pursuant to chapter six-D of title twenty-two of the administrative code of the city of New York except that a building in the Williamsburg/Greenpoint or North Brooklyn industrial business zones and a building located in that portion of the Long Island city industrial business zone that has frontage on either side of forty-seventh avenue or is located north of forty-seventh avenue and south of Skillman avenue or in that portion of the Long Island city industrial business zone that is located north of forty-fourth drive, south of Queens plaza north, and west of twenty-third street may be included in the term "interim multiple dwelling", or (ii) units in any building, other than a building that is already defined as an "interim multiple dwelling" pursuant to subdivision one, two, three or four of this section, that, at the time this subdivision shall take effect and continuing at the time of the submission of an application for coverage by any party, also contains a use actively and currently pursued, which use is set forth in use group eighteen, as described in the zoning resolution of such municipality in effect on June twenty-first, two thousand ten, and which the loft board has determined in rules and regulation is inherently incompatible with residential use in the same building, provided that the loft board may by rule exempt categories of units or buildings from such use incompatibility determinations including but not limited to residentially occupied units or subcategories of such units, and provided, further that if a building does not contain such active uses at the time this subdivision takes effect, no subsequent use by the owner of the building shall eliminate the protections of this section for any residential occupants in the building already qualified for such protections.

(c) The term "interim multiple dwelling", as used in this subdivision shall also include buildings, structures or portions thereof that are located north of West 24th Street and south of West 27th Street and west of tenth avenue and east of eleventh avenue in a city of more than one million persons which were occupied for residential purposes as the residence or home of any two or more families living independently from one another for a period of twelve consecutive months during the period commencing January first, two thousand fifteen, and ending December thirty-first, two thousand sixteen and subject to all the conditions and limitations of this subdivision other than the number of units in the building. A reduction in the number of occupied residential units in a building after meeting the aforementioned twelve consecutive month requirement shall not eliminate the protections of this section for any remaining residential occupants qualified for such protections. Non-re-

residential space in a building as of the effective date of this subdivision shall be offered for residential use only after the obtaining of a residential certificate of occupancy for such space and such space shall be exempt from this article, even if a portion of such building may be an interim multiple dwelling.

§ 4. Section 282 of the multiple dwelling law, as amended by chapter 147 of the laws of 2010, is amended to read as follows:

§ 282. Establishment of special loft unit. (1) In order to resolve complaints of owners of interim multiple dwellings and of residential occupants of such buildings qualified for the protection of this article, and to act upon hardship applications made pursuant to this article, a special loft unit referred to herein as the "loft board" shall be established which shall consist of from four to nine members representative of the public, the real estate industry, loft residential tenants, ~~[and loft manufacturing interests,~~] and a chairperson, all to be appointed by the mayor of the municipality and to serve such terms as he may designate. The compensation of the members of the loft board shall be fixed by the mayor. The members of the loft board shall not be considered employees of the state or the municipality, provided, however, that state or municipal employees or officers may be named to the loft board. The mayor shall establish the loft board within ninety days of the effective date of chapter three hundred forty-nine of the laws of nineteen hundred eighty-two. The loft board shall have such office and staff as shall be necessary to carry out functions conferred upon it and may request and receive assistance from any state or municipal agency or department. The loft board shall have the following duties: ~~[(a)]~~ (i) the determination of interim multiple dwelling status and other issues of coverage pursuant to this article; ~~[(b)]~~ (ii) the resolution of all hardship appeals brought under this article; ~~[(c)]~~ (iii) the determination of any claim for rent adjustment under this article by an owner or tenant; ~~[(d)]~~ (iv) the issuance, after a public hearing, and the enforcement of rules and regulations governing minimum housing maintenance standards in interim multiple dwellings (subject to the provisions of this chapter and any local building code), rent adjustments prior to legalization, compliance with this article and the hearing of complaints and applications made to it pursuant to this article; and ~~[(e)]~~ (v) determination of controversies arising over the fair market value of a residential tenant's fixtures or reasonable moving expenses.

(2) The violation of any rule or regulation promulgated by the loft board shall be punishable by a civil penalty determined by the loft board not to exceed ~~[seventeen thousand five hundred]~~ twenty-five thousand dollars which may be recovered by the municipality by a proceeding in any court of competent jurisdiction. The corporation counsel may bring and maintain a civil proceeding in the name of the city in the supreme court of the county in which the building, erection or place is located to enjoin violations of this article. The loft board may designate provisions of such rules and regulations for enforcement in proceedings before the environmental control board of such municipality. Notices of violation returnable to such environmental control board may be issued by officers and employees of the department of buildings of such municipality and served in the same manner as violations returnable to such board within the jurisdiction of such department. The environmental control board, when acting as the designee of the loft board, shall have the power to impose civil penalties, not to exceed ~~[seventeen]~~ twenty-five thousand ~~[five hundred]~~ dollars for each violation,



1 and to issue judgments, which may be docketed and enforced as set forth  
2 in section one thousand forty-nine-a of the New York city charter.

3 (3) The loft board may charge and collect reasonable fees in the  
4 execution of its responsibilities. The loft board may administer oaths,  
5 take affidavits, hear testimony, and take proof under oath at public or  
6 private hearings.

7 § 5. Section 282-a of the multiple dwelling law, as amended by section  
8 22 of part A of chapter 20 of the laws of 2015, is amended to read as  
9 follows:

10 § 282-a. Applications for coverage of interim multiple dwellings and  
11 residential units. ~~1. All applications for registration as an interim  
12 multiple dwelling or for coverage of residential units under this arti-  
13 cle shall be filed with the loft board within six months after the date  
14 the loft board shall have adopted all rules or regulations necessary in  
15 order to implement the provisions of chapter one hundred forty-seven of  
16 the laws of two thousand ten, provided, however, that applications for  
17 registration as an interim multiple dwelling or for coverage of residen-  
18 tial units under this article may also be filed for a two-year period  
19 starting from the effective date of the chapter of the laws of two thou-  
20 sand fifteen which amended this section. The loft board may subsequently  
21 amend such rules and regulations but such amendments shall not recom-  
22 mence the time period in which applications may be filed.~~

23 ~~2.~~ Where any occupant has filed an application for coverage pursuant  
24 to this article and has received a docket number from the loft board, it  
25 shall be unlawful for an owner to cause or intend to cause such occupant  
26 to vacate, surrender or waive any rights in relation to such occupancy,  
27 due to repeated interruptions or discontinuances of essential services,  
28 or an interruption or discontinuance of an essential service for an  
29 extended duration or of such significance as to substantially impair  
30 habitability of such unit, at any time before the loft board has made a  
31 final determination, including appeals, to approve or deny such applica-  
32 tion. This section shall not grant any rights of continued occupancy  
33 other than those otherwise granted by law. Any agreement that waives or  
34 limits the benefits of this section shall be deemed void as against  
35 public policy. In addition to any other remedies provided in this arti-  
36 cle for failure to be in compliance, in article eight of this chapter,  
37 or in the regulations promulgated by the loft board, an occupant who has  
38 filed an application with the loft board for coverage under this article  
39 may commence an action or proceeding in a court of competent jurisdic-  
40 tion, which notwithstanding any other provision of law shall include the  
41 housing part of the New York city civil court, to enforce the provisions  
42 of this section.

43 § 6. Paragraph (vi) of subdivision 1 of section 284 of the multiple  
44 dwelling law, as amended by section 22-a of part A of chapter 20 of the  
45 laws of 2015, is amended to read as follows:

46 (vi) Notwithstanding the provisions of paragraphs (i) through (v) of  
47 this subdivision the owner of an interim multiple dwelling made subject  
48 to this article by subdivision five of section two hundred eighty-one of  
49 this article (A) shall file an alteration application on or before March  
50 twenty-first, two thousand eleven, or, for units that became subject to  
51 this article pursuant to chapter four of the laws of two thousand thir-  
52 teen on or before June eleventh, two thousand fourteen, or, for units  
53 that became subject to this article pursuant to the chapter of the laws  
54 of two thousand seventeen that amended this paragraph within nine months  
55 from such effective date, or for units in an interim multiple dwelling  
56 that were listed on an application for coverage or registration filed

1 with the loft board pursuant to this article or in a court pleading  
2 after March eleventh, two thousand fourteen, within nine months of  
3 either the date of the initial application for coverage or the date of  
4 the loft board's issuance of an interim multiple dwelling number or the  
5 date of the service of the pleading, whichever is earlier, and (B) shall  
6 take all reasonable and necessary action to obtain an approved alter-  
7 ation permit on or before June twenty-first, two thousand eleven, or,  
8 for units that became subject to this article pursuant to chapter four  
9 of the laws of two thousand thirteen on or before September eleventh,  
10 two thousand fourteen, or, for units that became subject to this article  
11 pursuant to the chapter of the laws of two thousand seventeen that  
12 amended this paragraph within twelve months from such effective date, or  
13 for units in an interim multiple dwelling that were listed on an appli-  
14 cation for coverage or registration filed with the loft board pursuant  
15 to this article or in a court pleading after March eleventh, two thou-  
16 sand fourteen, within twelve months of either the date of the initial  
17 application for coverage or the date of the loft board's issuance of an  
18 interim multiple dwelling number or the date of the service of the  
19 pleading, whichever is earlier, and (C) shall achieve compliance with  
20 the standards of safety and fire protection set forth in article seven-B  
21 of this chapter for the residential portions of the building within  
22 eighteen months from obtaining such alteration permit, and (D) shall  
23 take all reasonable and necessary action to obtain a certificate of  
24 occupancy as a class A multiple dwelling for the residential portions of  
25 the building or structure on or before December twenty-first, two thou-  
26 sand twelve, or for units that became subject to this article pursuant  
27 to chapter four of the laws of two thousand thirteen on or before March  
28 eleventh, two thousand sixteen, or, for units that became subject to  
29 this article pursuant to the chapter of the laws of two thousand seven-  
30 teen that amended this paragraph within thirty-six months from such  
31 effective date, or for units in an interim multiple dwelling that were  
32 listed on an application for coverage or registration filed with the  
33 loft board pursuant to this article or in a court pleading after March  
34 eleventh, two thousand sixteen, within thirty months of either the date  
35 of the initial application for coverage or the date of the loft board's  
36 issuance of an interim multiple dwelling number or the date of the  
37 service of the pleading, whichever is earlier. The loft board may, upon  
38 good cause shown, and upon proof of compliance with the standards of  
39 safety and fire protection set forth in article seven-B of this chapter,  
40 twice extend the time of compliance with the requirement to obtain a  
41 residential certificate of occupancy for periods not to exceed twelve  
42 months each.

43 § 7. Paragraph (vi) of subdivision 1 of section 284 of the multiple  
44 dwelling law, as amended by chapter 135 of the laws of 2010, is amended  
45 to read as follows:

46 (vi) Notwithstanding the provisions of paragraphs (i) through (v) of  
47 this subdivision the owner of an interim multiple dwelling made subject  
48 to this article by subdivision five of section two hundred eighty-one of  
49 this article (A) shall file an alteration application within nine months  
50 from the effective date of [~~the~~] chapter one hundred thirty-five of the  
51 laws of two thousand ten [~~which amended this subparagraph~~], or for units  
52 that became subject to this article pursuant to the chapter of the laws  
53 of two thousand seventeen that amended this paragraph within nine months  
54 from such effective date, and (B) shall take all reasonable and neces-  
55 sary action to obtain an approved alteration permit within twelve months  
56 from such effective date, or for units that became subject to this arti-

1 cle pursuant to the chapter of the laws of two thousand seventeen that  
2 amended this paragraph within twelve months from such effective date,  
3 and (C) shall achieve compliance with the standards of safety and fire  
4 protection set forth in article seven-B of this chapter for the residen-  
5 tial portions of the building within eighteen months from obtaining such  
6 alteration permit or eighteen months from such effective date, whichever  
7 is later, and (D) shall take all reasonable and necessary action to  
8 obtain a certificate of occupancy as a class A multiple dwelling for the  
9 residential portions of the building or structure within thirty-six  
10 months from such effective date, or for units that became subject to  
11 this article pursuant to the chapter of the laws of two thousand seven-  
12 teen that amended this paragraph within thirty-six months from such  
13 effective date. The loft board may, upon good cause shown, and upon  
14 proof of compliance with the standards of safety and fire protection set  
15 forth in article seven-B of this chapter, twice extend the time of  
16 compliance with the requirement to obtain a residential certificate of  
17 occupancy for periods not to exceed twelve months each.

18 § 8. Paragraphs (vii), (viii), (ix), (x) and (xi) of subdivision 1 and  
19 subdivision 2 of section 284 of the multiple dwelling law, paragraphs  
20 (vii), (viii), (ix), (x) and (xi) of subdivision 1 as amended by chapter  
21 135 of the laws of 2010 and subdivision 2 as added by chapter 349 of the  
22 laws of 1982, are amended to read as follows:

23 (vii) Notwithstanding the provisions of paragraphs (i) through (vi) of  
24 this subdivision the owner of an interim multiple dwelling made subject  
25 to this article by subdivision six of section two hundred eighty-one of  
26 this article (A) shall file an alteration application within nine months  
27 from the effective date of the chapter of the laws of two thousand  
28 seventeen that amended this paragraph, and (B) shall take all reasonable  
29 and necessary action to obtain an approved alteration permit within  
30 twelve months from such effective date, and (C) shall achieve compliance  
31 with the standards of safety and fire protection set forth in article  
32 seven-B of this chapter for the residential portions of the building  
33 within eighteen months from obtaining such alteration permit or eighteen  
34 months from such effective date, whichever is later, and (D) shall take  
35 all reasonable and necessary action to obtain a certificate of occupancy  
36 as a class A multiple dwelling for the residential portions of the  
37 building or structure within thirty-six months from such effective date.  
38 The loft board may, upon good cause shown, and upon proof of compliance  
39 with the standards of safety and fire protection set forth in article  
40 seven-B of this chapter, twice extend the time of compliance with the  
41 requirement to obtain a residential certificate of occupancy for periods  
42 not to exceed twelve months each.

43 (viii) An owner who is unable to satisfy any requirement specified in  
44 paragraph (ii), (iii), (iv), (v), or (vi) of this subdivision for  
45 reasons beyond his/her control, including, but not limited to, a  
46 requirement to obtain a certificate of appropriateness for modification  
47 of a landmarked building, a need to obtain a variance from a board of  
48 standards and appeals, or the denial of reasonable access to a residen-  
49 tial unit as required by paragraph [~~(xi)~~] (xii) of this subdivision, may  
50 apply to the loft board for an extension of time to meet the requirement  
51 specified in paragraph (ii), (iii), (iv), (v), or (vi) of this subdivi-  
52 sion. The loft board may grant an extension of time to meet a require-  
53 ment specified in paragraph (ii), (iii), (iv), (v), or (vi) of this  
54 subdivision provided that the owner demonstrates that he/she has made  
55 good faith efforts to satisfy the requirements.



1    [~~(viii)~~] (ix) If there is a finding by the loft board that an owner  
2 has failed to satisfy any requirement specified in paragraph (i), (ii),  
3 (iii), (iv), (v), or (vi) of this subdivision, such owner shall be  
4 subject to all penalties set forth in article eight of this chapter.

5    [~~(ix)~~] (x) In addition to the penalties provided in article eight of  
6 this chapter, if there is a finding by the loft board that an owner has  
7 failed to satisfy any requirement specified in paragraph (i), (ii),  
8 (iii), (iv), (v), or (vi) of this subdivision, a court may order specif-  
9 ic performance to enforce the provisions of this article upon the appli-  
10 cation of three occupants of separate residential units, qualified for  
11 the protection of this article, or upon the application of the munici-  
12 pality.

13    [~~(x)~~] (xi) If, as a consequence of an owner's unlawful failure to  
14 comply with the provisions of paragraph (i), (ii), (iii), (iv), (v), or  
15 (vi) of this subdivision, any residential occupant qualified for  
16 protection pursuant to this article is required to vacate his or her  
17 unit as a result of a municipal vacate order, such occupant may recover  
18 from the owner the fair market value of any improvements made by such  
19 tenant and reasonable moving costs. Any vacate order issued as to such  
20 unit by a local government shall be deemed an order to the owner to  
21 correct the non-compliant conditions, subject to the provisions of this  
22 article. Furthermore, when such correction has been made, such occupant  
23 shall have the right to re-occupy his or her unit and shall be entitled  
24 to all applicable tenant protections of this article.

25    [~~(xi)~~] (xii) The occupants of a building shall, upon appropriate  
26 notice regarding the timing and scope of the work required, afford the  
27 owner reasonable access to their units so that the work necessary for  
28 compliance with this article can be carried out. Access shall also be  
29 afforded, upon reasonable prior notice, for the purpose of inspecting  
30 and surveying units as may be required to comply with the provisions of  
31 this article and article seven-B of this chapter. Failure to comply with  
32 an order of the loft board regarding access shall be grounds for  
33 eviction of a tenant.

34    2. Every owner of an interim multiple dwelling, every lessee of a  
35 whole building part of which is an interim multiple dwelling, and every  
36 agent or other person having control of such a dwelling, shall, within  
37 sixty days of the effective date of the act which added this article,  
38 file with the loft board or any other authority designated by the mayor  
39 a notice in conformity with all provisions of section three hundred  
40 twenty-five of this chapter and with rules and regulations to be promul-  
41 gated by the loft board.

42    § 9. This act shall take effect immediately, provided that:

43    (a) the amendments to subdivision five of section 281 of the multiple  
44 dwelling law made by section one of this act shall be subject to the  
45 expiration and reversion of such subdivision pursuant to subdivision (h)  
46 of section 27 of chapter 4 of the laws of 2013, as amended, when upon  
47 such date the provisions of section two of this act shall take effect;  
48 and

49    (b) the amendments to paragraph (vi) of subdivision 1 of section 284  
50 of the multiple dwelling law made by section six of this act shall be  
51 subject to the expiration and reversion of such paragraph when upon such  
52 date section seven of this act shall take effect.