STATE OF NEW YORK

10044

IN ASSEMBLY

March 5, 2020

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

AN ACT to amend the administrative code of the city of New York, in relation to foreclosure by action in rem

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

Section 1. Section 11-404 of the administrative code of the city of New York is amended by adding a new subdivision c to read as follows:

c. (1) If the city shall intend for a property defined in subdivision b of this section to be conveyed to a third party pursuant to subdivision b of section 11-412.1 of this chapter the city or supervising agency shall first do the following to address outstanding issues with such property:

(i) Notify the owner or board of a company that owns the property, if there is one, and the property management entity, if there is one, of any and all matters that could result in a significant action; and

(ii) Notify residents, individually and separately from attempts to notify the owner or the board, that significant adverse actions against the company or its real estate are imminent and describe the deficiencies that have made such adverse actions possible.

(2) Failure to meet the requirements of this subdivision shall prevent the property from being conveyed to a third party.

(3) If an owner or board of a company that owns the property receives notice from a city or supervising agency it shall notify the property management entity and all tenants and shareholders separately from any notification by the city or supervising agency. If the property management entity receives notice, it shall notify the owner or board.

§ 2. This act shall take effect on the ninetieth day after it shall have become a law.

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

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