

# STATE OF NEW YORK

10352

## IN ASSEMBLY

April 29, 2020

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

AN ACT to amend the emergency tenant protection act of nineteen seventy-four and the administrative code of the city of New York, in relation to prohibiting the rent guidelines board from increasing rents on certain leases during a state disaster emergency

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

1 Section 1. Section 4 of section 4 of chapter 576 of the laws of 1974,  
2 constituting the emergency tenant protection act of nineteen seventy-  
3 four, is amended by adding a new subdivision b-1 to read as follows:

4 b-1. (1) Notwithstanding any provision of law to the contrary, a rent  
5 guidelines board shall not increase the rent for any lease with a one  
6 year term during and for one year following the conclusion of any state  
7 disaster emergency declared pursuant to article two-B of the executive  
8 law.

9 (2) Notwithstanding any provision of law to the contrary, a rent  
10 guidelines board shall not increase the rent for any lease with a two  
11 year term during any state disaster emergency declared pursuant to arti-  
12 cle two-B of the executive law, and for one year following the conclu-  
13 sion of such state disaster emergency the maximum rent increase for any  
14 lease with a two year term shall be two percent.

15 § 2. Section 26-510 of the administrative code of the city of New York  
16 is amended by adding a new subdivision b-1 to read as follows:

17 b-1. (1) Notwithstanding any provision of law to the contrary, a rent  
18 guidelines board shall not increase the rent for any lease with a one  
19 year term during and for one year following the conclusion of any state  
20 disaster emergency declared pursuant to article two-B of the executive  
21 law.

22 (2) Notwithstanding any provision of law to the contrary, a rent  
23 guidelines board shall not increase the rent for any lease with a two  
24 year term during any state disaster emergency declared pursuant to arti-  
25 cle two-B of the executive law, and for one year following the conclu-

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

LBD16244-01-0

1 sion of such state disaster emergency the maximum rent increase for any  
2 lease with a two year term shall be two percent.

3 § 3. This act shall take effect immediately; provided, however, that  
4 the amendments to section 26-510 of the rent stabilization law of nine-  
5 teen hundred sixty-nine made by section two of this act shall expire on  
6 the same date as such law expires and shall not affect the expiration of  
7 such law as provided under section 26-520 of such law.