

# STATE OF NEW YORK

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449

2019-2020 Regular Sessions

## IN ASSEMBLY

(Prefiled)

January 9, 2019

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

AN ACT to amend the real property law, in relation to timely cashing of  
rent checks

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

1 Section 1. The real property law is amended by adding a new section  
2 235-h to read as follows:

3 § 235-h. Timely cashing of rent check. 1. A landlord shall cash a rent  
4 check provided by a tenant in his or her possession within thirty days  
5 after the check is postmarked.

6 2. Any landlord who violates this section shall be subject to a civil  
7 penalty of two hundred fifty dollars.

8 § 2. This act shall take effect immediately.

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

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