

# STATE OF NEW YORK

6183

2019-2020 Regular Sessions

## IN ASSEMBLY

February 28, 2019

Introduced by M. of A. FITZPATRICK, TAGUE, SALKA -- Multi-Sponsored by  
-- M. of A. MANKTELOW -- read once and referred to the Committee on  
Housing

AN ACT to amend the private housing finance law, in relation to includ-  
ing mixed residential and commercial property within the provisions of  
the affordable home ownership development program

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

Section 1. Subdivision 1 of section 1111 of the private housing  
finance law, as added by chapter 67 of the laws of 1985, is amended to  
read as follows:

1. "Home" shall mean a one to four family dwelling which has at least  
one owner occupant ~~[ex]~~, an owner occupied unit in a cooperative or a  
condominium or a one to four family dwelling which has at least one  
owner occupant and contains an area which may be utilized for a commer-  
cial retailing business provided that the portion of the payment, grant  
or loan financed by the corporation for such commercial facility shall  
not exceed twenty-five percent of the total payment, grant or loan.

§ 2. Subdivision 6 of section 1111 of the private housing finance  
law, as amended by chapter 898 of the laws of 1986, is amended to read  
as follows:

6. "Rehabilitation" or "home improvement" shall mean all work neces-  
sary to bring a structure into compliance with all applicable laws and  
regulations including but not limited to the installation, replacement  
or repair of heating, plumbing, electrical and related systems and the  
elimination of all hazardous and immediately hazardous violations in the  
structure in accordance with state and local laws and regulations of  
state and local agencies. Rehabilitation or home improvement may also  
include reconstruction or work to improve the habitability or prolong  
the useful life of residential property or mixed residential and commer-  
cial property.

§ 3. 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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