

# STATE OF NEW YORK

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6517

2019-2020 Regular Sessions

## IN ASSEMBLY

March 8, 2019

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

AN ACT to amend the general obligations law, in relation to the amount  
of security deposit that a landlord may charge a tenant

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

1 Section 1. Subdivision 2 of section 7-108 of the general obligations  
2 law is amended by adding a new paragraph (f) to read as follows:

3 (f) Except in instances where statutes or regulations provide for a  
4 lesser payment, fee, deposit or charge, no landlord, lessor, sub-lessor  
5 or grantor may demand any payment, fee, deposit, or charge, including,  
6 but not limited to, any payment, fee, deposit, or charge that is imposed  
7 at the beginning of the tenancy to be used to reimburse the landlord for  
8 costs associated with processing a new tenant or that is imposed as an  
9 advance payment of rent, used or to be used for any purpose, including a  
10 security deposit, in an amount or value in excess of an amount equal to  
11 two months' rent, including the first month's rent.

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

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

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