

# STATE OF NEW YORK

6567

2019-2020 Regular Sessions

## IN ASSEMBLY

March 12, 2019

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

AN ACT to amend the administrative code of the city of New York and the emergency tenant protection act of nineteen seventy-four, in relation to the duration of renewal leases; and to repeal certain provisions of such laws relating to the increase in rent for such renewal leases

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

1 Section 1. Paragraph 4 of subdivision c of section 26-511 of the  
2 administrative code of the city of New York is amended to read as  
3 follows:

4 (4) includes provisions requiring owners to grant a [~~one or two~~] one,  
5 two, three or four year vacancy or renewal lease at the option of the  
6 tenant except where a mortgage or mortgage commitment existing as of  
7 April first, nineteen hundred sixty-nine, provides that the mortgagor  
8 shall not grant a one year lease;

9 § 2. Paragraph 5-a of subdivision c of section 26-511 of the adminis-  
10 trative code of the city of New York is REPEALED.

11 § 3. Subdivision a of section 10 of section 4 of chapter 576 of the  
12 laws of 1974, constituting the emergency tenant protection act of nine-  
13 teen seventy-four, as amended by chapter 234 of the laws of 1984, is  
14 amended to read as follows:

15 a. For cities having a population of less than one million and towns  
16 and villages, the state division of housing and community renewal shall  
17 be empowered to implement this act by appropriate regulations. Such  
18 regulations may encompass such speculative or manipulative practices or  
19 renting or leasing practices as the state division of housing and commu-  
20 nity renewal determines constitute or are likely to cause circumvention  
21 of this act. Such regulations shall prohibit practices which are likely  
22 to prevent any person from asserting any right or remedy granted by this  
23 act, including but not limited to retaliatory termination of periodic

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

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1 tenancies and shall require owners to grant a new [~~one or two~~] one, two,  
2 three or four year vacancy or renewal lease at the option of the tenant,  
3 except where a mortgage or mortgage commitment existing as of the local  
4 effective date of this act provides that the owner shall not grant a  
5 one-year lease; and shall prescribe standards with respect to the terms  
6 and conditions of new and renewal leases, additional rent and such  
7 related matters as security deposits, advance rental payments, the use  
8 of escalator clauses in leases and provision for increase in rentals for  
9 garages and other ancillary facilities, so as to insure that the level  
10 of rent adjustments authorized under this law will not be subverted and  
11 made ineffective. Any provision of the regulations permitting an owner  
12 to refuse to renew a lease on grounds that the owner seeks to recover  
13 possession of the housing accommodation for his own use and occupancy or  
14 for the use and occupancy of his immediate family shall require that an  
15 owner demonstrate immediate and compelling need and shall not apply  
16 where a member of the housing accommodation is sixty-two years of age or  
17 older, has been a tenant in a housing accommodation in that building for  
18 twenty years or more, or has an impairment which results from anatom-  
19 ical, physiological or psychological conditions, other than addiction to  
20 alcohol, gambling, or any controlled substance, which are demonstrable  
21 by medically acceptable clinical and laboratory diagnostic techniques,  
22 and which are expected to be permanent and which prevent the tenant from  
23 engaging in any substantial gainful employment.

24 § 4. Subdivision (a-1) of section 10 of section 4 of chapter 576 of  
25 the laws of 1974, constituting the emergency tenant protection act of  
26 nineteen seventy-four, is REPEALED.

27 § 5. This act shall take effect immediately; provided, however, that  
28 the amendments to section 26-511 of chapter 4 of title 26 of the admin-  
29 istrative code of the city of New York made by section one of this act  
30 shall expire on the same date as such law expires and shall not affect  
31 the expiration of such law as provided under section 26-520 of such law;  
32 and provided, further, that the amendments to section 10 of the emergen-  
33 cy tenant protection act of nineteen seventy-four made by section three  
34 of this act shall expire on the same date as such act expires and shall  
35 not affect the expiration of such act as provided in section 17 of chap-  
36 ter 576 of the laws of 1974, as amended.