

STATE OF NEW YORK

728--A

2019-2020 Regular Sessions

IN ASSEMBLY

(Prefiled)

January 9, 2019

Introduced by M. of A. L. ROSENTHAL, GOTTFRIED, HEVESI, DINOWITZ, COLTON, CYMBROWITZ, GLICK -- Multi-Sponsored by -- M. of A. ARROYO, PERRY -- read once and referred to the Committee on Housing -- committee discharged, bill amended, ordered reprinted as amended and recommended to said committee

AN ACT to amend the executive law, in relation to a tenant blacklist

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

1 Section 1. Subdivision 2 of section 296 of the executive law is
2 amended by adding a new paragraph (a-1) to read as follows:

3 (a-1) It shall be an unlawful discriminatory practice for the owner,
4 lessee, sublessee, assignee, or managing agent of publicly-assisted
5 housing accommodations or other person having the right of ownership or
6 possession of or the right to rent or lease such accommodations to
7 refuse to sell, rent or lease or otherwise deny or to withhold from any
8 person or group of persons such a housing accommodation on the basis
9 that such person or group of persons were involved in past, ongoing or
10 current landlord-tenant action or summary proceeding emanating from
11 article seven of the real property law, except where the tenant or group
12 of tenants have not satisfied the order.

13 § 2. Subdivision 3-b of section 296 of the executive law, as amended
14 by chapter 8 of the laws of 2019, is amended to read as follows:

15 3-b. It shall be an unlawful discriminatory practice for any real
16 estate broker, real estate salesperson or employee or agent thereof or
17 any other individual, corporation, partnership or organization for the
18 purpose of inducing a real estate transaction from which any such person
19 or any of its stockholders or members may benefit financially, to repre-
20 sent that a change has occurred or will or may occur in the composition
21 with respect to race, creed, color, national origin, sexual orientation,
22 gender identity or expression, military status, sex, disability, past,

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

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1 ongoing or current landlord-tenant action or summary proceeding emanat-
2 ing from article seven of the real property law, marital status, or
3 familial status of the owners or occupants in the block, neighborhood or
4 area in which the real property is located, and to represent, directly
5 or indirectly, that this change will or may result in undesirable conse-
6 quences in the block, neighborhood or area in which the real property is
7 located, including but not limited to the lowering of property values,
8 an increase in criminal or anti-social behavior, or a decline in the
9 quality of schools or other facilities.

10 § 3. Paragraph (a) of subdivision 5 of section 296 of the executive
11 law is amended by adding a new subparagraph 1-a to read as follows:

12 (1-a) It shall be an unlawful discriminatory practice for the owner,
13 lessee, sublessee, assignee, or managing agent of, or any other person
14 having the right to sell, rent or lease a housing accommodation,
15 constructed or to be constructed, or any agent or employee thereof, to
16 refuse to sell, rent or lease or otherwise deny or to withhold from any
17 person or group of persons such a housing accommodation on the basis
18 that such person or group of persons were involved in past, ongoing or
19 current landlord-tenant action or summary proceeding emanating from
20 article seven of the real property law, except where the tenant or
21 group of tenants have not satisfied the order.

22 § 4. This act shall take effect immediately.