

# STATE OF NEW YORK

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917

2019-2020 Regular Sessions

## IN ASSEMBLY

January 14, 2019

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Introduced by M. of A. JOYNER, ORTIZ, GUNTHER, GOTTFRIED, COOK, BARRON, GLICK, D'URSO, COLTON, SIMON, PERRY -- read once and referred to the Committee on Housing

AN ACT to amend the administrative code of the city of New York, the emergency tenant protection act of nineteen seventy-four and the emergency housing rent control law, in relation to prohibiting the adjustment of maximum allowable rent where any modification, increase or improvement is made to accommodate the needs of a disabled tenant

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

1 Section 1. Subparagraph (e) of paragraph 1 of subdivision g of section  
2 26-405 of the administrative code of the city of New York, as amended by  
3 section 15 of part B of chapter 97 of the laws of 2011, is amended to  
4 read as follows:

5 (e) The landlord and tenant by mutual voluntary written agreement  
6 agree to a substantial increase or decrease in dwelling space or a  
7 change in the services, furniture, furnishings or equipment provided in  
8 the housing accommodations. An adjustment under this subparagraph shall  
9 be equal to one-fortieth, in the case of a building with thirty-five or  
10 fewer housing accommodations, or one-sixtieth, in the case of a building  
11 with more than thirty-five housing accommodations where such adjustment  
12 takes effect on or after September twenty-fourth, two thousand eleven,  
13 of the total cost incurred by the landlord in providing such modifica-  
14 tion or increase in dwelling space, services, furniture, furnishings or  
15 equipment, including the cost of installation, but excluding finance  
16 charges, provided further that an owner who is entitled to a rent  
17 increase pursuant to this subparagraph shall not be entitled to a  
18 further rent increase based upon the installation of similar equipment,  
19 or new furniture or furnishings within the useful life of such new  
20 equipment, or new furniture or furnishings. The owner shall give written  
21 notice to the city rent agency of any such adjustment pursuant to this

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

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subparagraph; provided, however, an owner shall not be entitled to any adjustment pursuant to this subparagraph where any modification or increase in dwelling space, services, furniture, furnishings or equipment is made to accommodate the needs of a disabled tenant. For purposes of this subparagraph, "disabled" means an individual (i) with a physical or mental impairment, including, but not limited to, those of neurological, emotional or sensory organs, which substantially limits one or more of the individual's major life activities, and (ii) who is regarded as having such an impairment as certified by a licensed physician of this state; or

§ 2. Paragraph 13 of subdivision c of section 26-511 of the administrative code of the city of New York, as amended by section 16 of part B of chapter 97 of the laws of 2011, is amended to read as follows:

(13) provides that an owner is entitled to a rent increase where there has been a substantial modification or increase of dwelling space or an increase in the services, or installation of new equipment or improvements or new furniture or furnishings provided in or to a tenant's housing accommodation, on written tenant consent to the rent increase. In the case of a vacant housing accommodation, tenant consent shall not be required. The permanent increase in the legal regulated rent for the affected housing accommodation shall be one-fortieth, in the case of a building with thirty-five or fewer housing accommodations, or one-sixtieth, in the case of a building with more than thirty-five housing accommodations where such permanent increase takes effect on or after September twenty-fourth, two thousand eleven, of the total cost incurred by the landlord in providing such modification or increase in dwelling space, services, furniture, furnishings or equipment, including the cost of installation, but excluding finance charges. Provided further that an owner who is entitled to a rent increase pursuant to this paragraph shall not be entitled to a further rent increase based upon the installation of similar equipment, or new furniture or furnishings within the useful life of such new equipment, or new furniture or furnishings. Provided, however, an owner shall not be entitled to any rent increase pursuant to this paragraph where any modification, increase or improvement in dwelling space, services, furniture, furnishings or equipment is made to accommodate the needs of a disabled tenant. For purposes of this paragraph, "disabled" means an individual (i) with a physical or mental impairment, including, but not limited to, those of neurological, emotional or sensory organs, which substantially limits one or more of the individual's major life activities, and (ii) who is regarded as having such an impairment as certified by a licensed physician of this state.

§ 3. Paragraph 1 of subdivision d of section 6 of section 4 of chapter 576 of the laws of 1974, constituting the emergency tenant protection act of nineteen seventy-four, as amended by section 18 of part B of chapter 97 of the laws of 2011, is amended to read as follows:

(1) there has been a substantial modification or increase of dwelling space or an increase in the services, or installation of new equipment or improvements or new furniture or furnishings, provided in or to a tenant's housing accommodation, on written tenant consent to the rent increase. In the case of a vacant housing accommodation, tenant consent shall not be required. The permanent increase in the legal regulated rent for the affected housing accommodation shall be one-fortieth, in the case of a building with thirty-five or fewer housing accommodations, or one-sixtieth, in the case of a building with more than thirty-five housing accommodations where such permanent increase takes effect on or

1 after September twenty-fourth, two thousand eleven, of the total cost  
2 incurred by the landlord in providing such modification or increase in  
3 dwelling space, services, furniture, furnishings or equipment, including  
4 the cost of installation, but excluding finance charges. Provided  
5 further that an owner who is entitled to a rent increase pursuant to  
6 this paragraph shall not be entitled to a further rent increase based  
7 upon the installation of similar equipment, or new furniture or  
8 furnishings within the useful life of such new equipment, or new furni-  
9 ture or furnishings. Provided, however, an owner shall not be entitled  
10 to any rent increase pursuant to this paragraph where any modification,  
11 increase or improvement in dwelling space, services, furniture,  
12 furnishings or equipment is made to accommodate the needs of a disabled  
13 tenant. For purposes of this paragraph, "disabled" means an individual  
14 (i) with a physical or mental impairment, including, but not limited to,  
15 those of neurological, emotional or sensory organs, which substantially  
16 limits one or more of the individual's major life activities, and (ii)  
17 who is regarded as having such an impairment as certified by a licensed  
18 physician of this state.

19 § 4. Clause 5 of the second undesignated paragraph of paragraph (a) of  
20 subdivision 4 of section 4 of chapter 274 of the laws of 1946, consti-  
21 tuting the emergency housing rent control law, as amended by section 25  
22 of part B of chapter 97 of the laws of 2011, is amended to read as  
23 follows:

24 (5) the landlord and tenant by mutual voluntary written agreement  
25 agree to a substantial increase or decrease in dwelling space or a  
26 change in the services, furniture, furnishings or equipment provided in  
27 the housing accommodations; provided that an owner shall be entitled to  
28 a rent increase where there has been a substantial modification or  
29 increase of dwelling space or an increase in the services, or installa-  
30 tion of new equipment or improvements or new furniture or furnishings  
31 provided in or to a tenant's housing accommodation. The permanent  
32 increase in the maximum rent for the affected housing accommodation  
33 shall be one-fortieth, in the case of a building with thirty-five or  
34 fewer housing accommodations, or one-sixtieth, in the case of a building  
35 with more than thirty-five housing accommodations where such permanent  
36 increase takes effect on or after September twenty-fourth, two thousand  
37 eleven, of the total cost incurred by the landlord in providing such  
38 modification or increase in dwelling space, services, furniture,  
39 furnishings or equipment, including the cost of installation, but  
40 excluding finance charges provided further that an owner who is entitled  
41 to a rent increase pursuant to this clause shall not be entitled to a  
42 further rent increase based upon the installation of similar equipment,  
43 or new furniture or furnishings within the useful life of such new  
44 equipment, or new furniture or furnishings. The owner shall give written  
45 notice to the commission of any such adjustment pursuant to this clause;  
46 provided, however, an owner shall not be entitled to any adjustment  
47 pursuant to this clause where any modification, improvement or increase  
48 in dwelling space, services, furniture, furnishings or equipment is made  
49 to accommodate the needs of a disabled tenant. For purposes of this  
50 clause, "disabled" means an individual (i) with a physical or mental  
51 impairment, including, but not limited to, those of neurological,  
52 emotional or sensory organs, which substantially limits one or more of  
53 the individual's major life activities, and (ii) who is regarded as  
54 having such an impairment as certified by a licensed physician of this  
55 state; or

56 § 5. This act shall take effect immediately; provided that:

1 (a) the amendments to section 26-405 of the city rent and rehabili-  
2 tation law made by section one of this act shall remain in full force  
3 and effect only as long as the public emergency requiring the regulation  
4 and control of residential rents and evictions continues, as provided in  
5 subdivision 3 of section 1 of the local emergency housing rent control  
6 act;

7 (b) the amendments made to section 26-511 of chapter 4 of title 26 of  
8 the administrative code of the city of New York made by section two of  
9 this act shall expire on the same date as such law expires and shall not  
10 affect the expiration of such law as provided under section 26-520 of  
11 such law;

12 (c) the amendments to section 6 of the emergency tenant protection act  
13 of nineteen seventy-four made by section three of this act shall expire  
14 on the same date as such act expires and shall not affect the expiration  
15 of such act as provided in section 17 of chapter 576 of the laws of  
16 1974; and

17 (d) the amendments to section 4 of the emergency housing rent control  
18 law made by section four of this act shall expire on the same date as  
19 such law expires and shall not affect the expiration of such law as  
20 provided in subdivision 2 of section 1 of chapter 274 of the laws of  
21 1946.