

# STATE OF NEW YORK

1287--A

2019-2020 Regular Sessions

## IN ASSEMBLY

January 14, 2019

Introduced by M. of A. NIOU, RICHARDSON, KIM, ENGLEBRIGHT, EPSTEIN, FRONTUS, MAGNARELLI, REYES -- read once and referred to the Committee on Housing -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the real property actions and proceedings law, in relation to an action for willful neglect of residential real property

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

1 Section 1. The real property actions and proceedings law is amended by  
2 adding a new section 854 to read as follows:

3 § 854. Action for willful neglect of residential real property; treble  
4 damages. 1. If a residential tenant is forced to vacate residential real  
5 property because of willful neglect of such property by the person or  
6 entity required by state or local law to maintain such property, he or  
7 she is entitled to recover treble damages in an action or counterclaim  
8 against such person or entity. The person or entity required to main-  
9 tain the property shall relocate the tenant to a comparable housing  
10 accommodation in a closely proximate area and shall be responsible for  
11 any moving costs associated with such relocation.

12 2. During the period that the residential tenant is vacated from such  
13 residential real property, the person or entity required to maintain the  
14 property shall provide for the storage of such tenant's household goods  
15 and personal property in a closely proximate area until the tenant  
16 returns to such residential real property and shall be responsible for  
17 any costs associated with the transportation of such goods and property  
18 to and from the storage unit.

19 3. Willful neglect shall include improper maintenance or lack of main-  
20 tenance resulting in substantial deterioration of the property such as  
21 to render it uninhabitable. Willful neglect shall be considered whenever  
22 there has been a vacate order or order for the demolition of the proper-  
23 ty issued by an agency or official of state or local government. Will-

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

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1 ful neglect shall not include conditions beyond the control of the  
2 person or entity required to maintain the property, such as a natural  
3 disaster or an act of war or terrorism.

4 4. This section shall not preempt, reduce or limit any rights or  
5 obligations imposed by any state or local laws with respect to property  
6 maintenance and a locality's ability to enforce those laws or a tenant's  
7 right to be restored to the vacated premises.

8 § 2. This act shall take effect immediately.