

STATE OF NEW YORK

1336

2019-2020 Regular Sessions

IN ASSEMBLY

January 15, 2019

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

AN ACT to amend the real property law, in relation to requiring landlords to include a line on the rent bill stating the amount of rent which represents the tenant's portion of property taxes for the premises

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

1 Section 1. The real property law is amended by adding a new section
2 235-h to read as follows:

3 § 235-h. Statement of tenant's portion of property taxes. In a city
4 with a population of one million or more, a landlord shall notify his or
5 her tenants of the portion of their rent which represents such tenant's
6 portion of property taxes for the premises. Such notice shall be sent on
7 either an annual or monthly basis. The tenant's portion of property
8 taxes shall be calculated by dividing the annual property tax as listed
9 on the most recent quarterly statement from the New York City department
10 of finance by twelve to determine the total monthly property tax, then
11 by the total number of units, as listed on the annual notice of property
12 value, to determine the monthly property tax burden for each unit. The
13 notice shall include the statement: "This is the portion of your monthly
14 rent which represents your portion of taxes on these premises, calcu-
15 lated by dividing the total monthly property tax burden for the premises
16 by the total number of units on the premises and the total monthly prop-
17 erty tax." Landlords who send a rent bill may include this statement on
18 the rent bill.

19 § 2. This act shall take effect immediately.

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

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