

STATE OF NEW YORK

4557

2019-2020 Regular Sessions

IN ASSEMBLY

February 4, 2019

Introduced by M. of A. WRIGHT, WILLIAMS, BLAKE, D'URSO -- Multi-Sponsored by -- M. of A. NOLAN -- read once and referred to the Committee on Judiciary

AN ACT to amend the New York city civil court act, in relation to the establishment of an expedited non-payment procedure for landlords who own and occupy a dwelling of three or fewer units

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

1 Section 1. Subdivision (a) of section 110 of the New York city civil
2 court act is amended by adding a new paragraph 5-a to read as follows:

3 (5-a) Expedited actions for landlords who own and occupy dwellings
4 with three or fewer units to recover possession of residential premises,
5 to remove tenants therefrom, and to render judgment for rent due,
6 including without limitation those cases in which a tenant alleges a
7 defense under section seven hundred fifty-five of the real property
8 actions and proceedings law, relating to a stay of proceeding action for
9 rent upon failure to make repairs, section three hundred two-a of the
10 multiple dwelling law, relating to the abatement of rent in case of
11 certain violations of section D26-41.21 of such housing maintenance
12 code.

13 § 2. Section 110 of the New York city civil court act is amended by
14 adding a new subdivision (q) to read as follows:

15 (q) Notwithstanding any state or local statute, regulation, or agree-
16 ment to the contrary, the housing part of the civil court shall provide
17 an expedited procedure for a landlord seeking relief pursuant to para-
18 graph five-a of subdivision (a) of this section. The expedited procedure
19 shall ensure that decisions in such matters are rendered within forty-
20 five days from the date of filing, so as to minimize any loss of rents
21 paid to the landlord.

22 § 3. 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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