

# STATE OF NEW YORK

7508

2019-2020 Regular Sessions

## IN ASSEMBLY

May 8, 2019

Introduced by M. of A. BICHOTTE -- read once and referred to the Committee on Judiciary

AN ACT to amend the real property actions and proceedings law, in relation to extending to commercial tenants the right to seek a stay of the issuance of a warrant and a stay of any execution to collect the costs of the proceeding in a proceeding to recover the possession of premises in the city of New York

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

1 Section 1. The section heading and subdivision 1 of section 753 of the  
2 real property actions and proceedings law, the section heading as  
3 amended by chapter 870 of the laws of 1982 and subdivision 1 as amended  
4 by chapter 305 of the laws of 1963, are amended to read as follows:

5 Stay where tenant holds over in premises occupied for dwelling or  
6 commercial purposes in city of New York. 1. In a proceeding to recover  
7 the possession of premises in the city of New York occupied for dwelling  
8 or commercial purposes, other than a room or rooms in [~~an~~] a hotel,  
9 lodging house, or rooming house, upon the ground that the occupant is  
10 holding over and continuing in possession of the premises after the  
11 expiration of his or her term and without the permission of the land-  
12 lord, or, in a case where a new lessee is entitled to possession, with-  
13 out the permission of the new lessee, the court, on application of the  
14 occupant, may stay the issuance of a warrant and also stay any execution  
15 to collect the costs of the proceeding for a period of not more than six  
16 months, if it appears that the premises are used for dwelling or commer-  
17 cial purposes; that the application is made in good faith; that the  
18 applicant cannot within the neighborhood secure suitable premises simi-  
19 lar to those occupied by him or her and that he or she made due and  
20 reasonable efforts to secure such other premises, or that by reason of  
21 other facts it would occasion extreme hardship to him or her or his or  
22 her family or business if the stay were not granted.

23 § 2. This act shall take effect on the sixtieth day after it shall  
24 have become a law.

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

LBD11023-01-9