# STATE OF NEW YORK

1055

2019-2020 Regular Sessions

# IN SENATE

January 10, 2019

Introduced by Sen. PERSAUD -- read twice and ordered printed, and when printed to be committed to the Committee on Judiciary

AN ACT to amend the real property law, in relation to requiring a mortgagor to provide notice of imminent foreclosure to his or her tenant or tenants

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

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

**§ 235-h. Imminent foreclosure. 1. As used in this section, "imminent foreclosure" shall mean a mortgagor has received notice of foreclosure delivered along with a summons and complaint, as required in subdivision two of section thirteen hundred three of the real property actions and proceedings law.**

**2. A mortgagor shall, prior to the tenant or prospective tenant either renewing or signing a lease agreement, disclose to his or her tenant or prospective tenant of imminent foreclosure.**

§ 2. This act shall take effect immediately.

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

LBD00914-01-9