

# STATE OF NEW YORK

5079

2019-2020 Regular Sessions

## IN SENATE

April 8, 2019

Introduced by Sen. SKOUFIS -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development

AN ACT to amend the real property actions and proceedings law, in relation to authorizing municipalities to compel mortgagees either to complete a mortgage foreclosure proceeding pursuant to article 13 of the real property actions and proceedings law or to issue a certificate of discharge of the mortgage for any property which has been certified abandoned pursuant to section 1971 of the real property actions and proceedings law

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

1 Section 1. Short title. This act shall be known and may be cited as  
2 the "zombie property remediation act of 2019".

3 § 2. The real property actions and proceedings law is amended by  
4 adding a new section 1392 to read as follows:

5 § 1392. Foreclosure actions involving abandoned properties. If a  
6 property has been certified abandoned pursuant to section nineteen  
7 hundred seventy-one of this chapter, or deemed vacant and abandoned  
8 pursuant to section thirteen hundred nine of this article, the city,  
9 village, or town in which the property is located may commence a  
10 proceeding in a court of competent jurisdiction in the county in which  
11 the property is located to compel any or all mortgagees to: (a) if the  
12 note is in default, the mortgagee shall commence a foreclosure procedure  
13 within three months and move the case to judgment within a reasonable  
14 time period but not to exceed one year; (b) if a foreclosure has already  
15 been commenced, file the necessary motions and paperwork to move the  
16 case to judgment foreclosure within three months; or (c) issue a certifi-  
17 cate of discharge of the mortgage within three months and file a satis-  
18 faction of the mortgage with the appropriate local office.

19 § 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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