STATE OF NEW YORK

2434

2021-2022 Regular Sessions

IN ASSEMBLY

January 19, 2021

Introduced by M. of A. NIOU, RICHARDSON, KIM, ENGLEBRIGHT, EPSTEIN, FRONTUS, MAGNARELLI, REYES -- read once and referred to the Committee on Housing

AN ACT to amend the real property actions and proceedings law, in relation to an action for willful neglect of residential real property

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

Section 1. The real property actions and proceedings law is amended by adding a new section 854 to read as follows:

§ 854. Action for willful neglect of residential real property; treble damages. 1. If a residential tenant is forced to vacate residential real property because of willful neglect of such property by the person or entity required by state or local law to maintain such property, he or she is entitled to recover treble damages in an action or counterclaim against such person or entity. The person or entity required to maintain the property shall relocate the tenant to a comparable housing accommodation in a closely proximate area and shall be responsible for any moving costs associated with such relocation.

2. During the period that the residential tenant is vacated from such residential real property, the person or entity required to maintain the property shall provide for the storage of such tenant's household goods and personal property in a closely proximate area until the tenant returns to such residential real property and shall be responsible for any costs associated with the transportation of such goods and property to and from the storage unit.

3. Willful neglect shall include improper maintenance or lack of maintenance resulting in substantial deterioration of the property such as to render it uninhabitable. Willful neglect shall be considered whenever there has been a vacate order or order for the demolition of the property issued by an agency or official of state or local government. Willful neglect shall not include conditions beyond the control of the

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

LBD04650-01-1

person or entity required to maintain the property, such as a natural disaster or an act of war or terrorism.

4. This section shall not preempt, reduce or limit any rights or obligations imposed by any state or local laws with respect to property maintenance and a locality's ability to enforce those laws or a tenant's right to be restored to the vacated premises.

§ 2. This act shall take effect immediately.