

STATE OF NEW YORK

240--B

Cal. No. 814

2021-2022 Regular Sessions

IN SENATE

(Prefiled)

January 6, 2021

Introduced by Sen. MAYER -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development -- recommitted to the Committee on Housing, Construction and Community Development in accordance with Senate Rule 6, sec. 8 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee -- reported favorably from said committee, ordered to first and second report, ordered to a third reading, amended and ordered reprinted, retaining its place in the order of third reading

AN ACT to amend the multiple residence law and the multiple dwelling law, in relation to requiring owners and agents of multiple residences and multiple dwellings to provide names and contact information of residents to emergency personnel

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

1 Section 1. The multiple residence law is amended by adding a new
2 section 16 to read as follows:

3 § 16. Multiple residence emergency information. 1. In the case of an
4 emergency affecting a multiple residence, the owner or agent of such
5 multiple residence shall provide emergency service personnel, upon the
6 request of such emergency service personnel, including but not limited
7 to local police and fire departments, with the names and contact infor-
8 mation of all affected residents or occupants as listed in the lease of
9 such multiple residence as is required to ascertain the safety of such
10 residents or occupants. For the purposes of this section, an emergency
11 shall include but not be limited to fires, gas leaks, building
12 collapses, natural disasters, acts of terrorism and other events where
13 the physical safety of residents must be accounted for by ascertaining
14 their whereabouts.

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

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1 2. The owner or agent of such multiple residence shall update the list
2 of names and contact information of all affected residents or occupants
3 of such multiple residence upon the execution of a new lease, lease
4 renewal or lease amendment. Specific and informed written consent shall
5 be obtained by the owner or agent of the multiple residence from each
6 occupant or resident each time the list is updated and no occupant's or
7 resident's name or contact information shall be included in such list
8 without their specific and informed written consent. Written notice
9 shall be provided to the occupant or resident about the contact list and
10 shall include but not be limited to that such list is maintained by the
11 owner and the potential impact of opting-out.

12 3. Such list of names and contact information shall only be maintained
13 for the purpose of an emergency evacuation and shall not be dissem-
14 inated, used or accessed by emergency services personnel for any other
15 purposes.

16 § 2. The multiple dwelling law is amended by adding a new section 15
17 to read as follows:

18 § 15. Multiple dwelling emergency information. 1. In the case of an
19 emergency affecting a multiple dwelling, the owner or agent of such
20 multiple dwelling shall provide emergency service personnel, upon the
21 request of such emergency service personnel, including but not limited
22 to local police and fire departments, with the names and contact infor-
23 mation of all affected residents or occupants as listed in the lease of
24 such multiple dwelling as is required to ascertain the safety of such
25 residents or occupants. For the purposes of this section, an emergency
26 shall include but not be limited to fires, gas leaks, building
27 collapses, natural disasters, acts of terrorism and other events where
28 the physical safety of residents must be accounted for by ascertaining
29 their whereabouts.

30 2. The owner or agent of such multiple dwelling shall update the list
31 of names and contact information of all affected residents or occupants
32 of such multiple dwelling upon the execution of a new lease, lease
33 renewal or lease amendment. Specific and informed written consent shall
34 be obtained by the owner or agent of the multiple dwelling from each
35 occupant or resident each time the list is updated and no occupant's or
36 resident's name or contact information shall be included in such list
37 without their specific and informed written consent. Written notice
38 shall be provided to the occupant or resident about the contact list and
39 shall include but not be limited to that such list is maintained by the
40 owner and the potential impact of opting-out.

41 3. Such list of names and contact information shall only be maintained
42 for the purpose of an emergency evacuation and shall not be dissem-
43 inated, used or accessed by emergency services personnel for any other
44 purposes.

45 § 3. This act shall take effect on the ninetieth day after it shall
46 have become a law.