## STATE OF NEW YORK

427

2021-2022 Regular Sessions

## IN SENATE

## (Prefiled)

January 6, 2021

- Introduced by Sens. HOYLMAN, JACKSON, KAPLAN, KAVANAGH -- read twice and ordered printed, and when printed to be committed to the Committee on Investigations and Government Operations
- AN ACT to amend the executive law, in relation to directing the division of human rights to promulgate a statement regarding housing discrimination that shall be appended to any form of housing assistance

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

1	Section 1. The executive law is amended by adding a new section 295-a
2	to read as follows:
3	<u>§ 295-a. Additional powers and duties of the division. 1. In addition</u>
4	to the powers and duties otherwise provided by this article, the divi-
5	sion shall create and promulgate a statement that shall be appended to
б	any form of housing assistance administered by any state or municipal
7	agency including, but not limited to, the section eight housing choice
8	voucher program, or any other form of housing assistance, payment, or
9	credit regardless of whether or not such assistance, payment or credit
10	is paid or attributed directly to a landlord. Such statement shall, at a
11	<u>minimum, include:</u>
12	(a) examples of different forms of lawful source of income;
13	(b) examples of phrases that may indicate discrimination based on
14	lawful source of income in violation of section two hundred ninety-six
15	<u>of this article;</u>
16	(c) a statement that it is illegal for the owner or any other person
17	having the right to sell, rent or lease a housing accommodation, other
18	than an accommodation in an owner-occupied building of two units or
19	fewer, constructed or to be constructed, or any agent or employee there-
20	of, or any real estate broker, real estate salesperson, or employee or
01	ement thereof to do the following.

21 <u>agent thereof to do the following:</u>

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

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S. 427

1	(i) refuse to sell, rent, or lease, or otherwise to deny to or with-
2	hold from a person a housing accommodation because of their receipt or
3	use of housing assistance, or represent that such housing accommodation
4	is not available for inspection, sale, rental, or lease when in fact it
5	<u>is so available;</u>
б	(ii) require different terms or conditions or fail or refuse to
7	provide facilities or services because of a person's receipt or use of
8	housing assistance;
9	(iii) cause to be made any written or oral inquiry or record concern-
10	ing the receipt or use of housing assistance of a person seeking to rent
11	or lease any housing accommodation; or
12	(iv) print or circulate any type of statement, advertisement, or
13	publication, use any application form, or make any record or inquiry
14	relating to the prospective purchase, rental, or lease of a housing
15	accommodation which indirectly or directly expresses any limitation,
16	specification, or discrimination relating to a person's use or receipt
17	of housing assistance;
18	(d) a statement that it is illegal for landlords to refuse or delay
19	making repairs to an individual's unit because such individual pays rent
20	with housing assistance;
21	(e) a statement that an individual has the right to be free from
22	discriminatory, harassing or threatening behavior or comments based on
23	such individual's receipt of or application for housing assistance;
24	(f) contact information, including phone numbers, for the appropriate
25	agencies and departments at which to make a complaint if the voucher
26	recipient feels that he or she is a victim of source of income discrimi-
27	nation;
28	(g) contact information, including phone numbers, for nonprofit organ-
29	izations dedicated to eliminating housing discrimination;
30	(h) a statement that an individual has the right to file a lawsuit in
31	a court of law; and
20	(1) and all a formation down down and the back by the second and and

32 (i) any other information deemed appropriate by the commissioner.

33 2. Nothing in this section shall be construed to affect or limit the 34 duties or responsibilities of any party to fully comply with the provisions of section two hundred ninety-six of this article. 35

§ 2. This act shall take effect on the ninetieth day after it shall 36 37 have become a law. Effective immediately, the addition, amendment 38 and/or repeal of any rule or regulation necessary for the implementation 39 of this act on its effective date are authorized to be made on or before 40 such date.