

STATE OF NEW YORK

4893

2021-2022 Regular Sessions

IN SENATE

February 18, 2021

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

AN ACT to amend the public health law, in relation to requirements for residential health care facilities and nursing homes

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

1 Section 1. Subdivision 2 of section 2801 of the public health law, as
2 amended by chapter 955 of the laws of 1969, is amended to read as
3 follows:

4 2. "Nursing home" means a residential health care facility, a facility
5 providing therein nursing care to sick, invalid, infirm, disabled or
6 convalescent persons in addition to lodging and board or health-related
7 service, or any combination of the foregoing, and in addition thereto,
8 providing nursing care and health-related service, or either of them, to
9 persons who are not occupants of the facility.

10 § 2. Section 2801-a of the public health law is amended by adding two
11 new subdivisions 2-b and 3-b to read as follows:

12 2-b. (a) This subdivision applies with respect to an application under
13 this section relating to the incorporation or establishment of any nurs-
14 ing home, in addition to subdivision two of this section.

15 (b) The council shall provide notice of the application to the public
16 on the department's website within thirty days of receipt of it and
17 provide it to the state office of the long-term care ombudsman and the
18 regional office having geographical jurisdiction of the area where the
19 nursing home is to be or is located. In the case of an application
20 relating to an existing nursing home, the notice shall also be provided
21 in writing or electronically to residents of the nursing home and their
22 representatives, and the staff of the nursing home and their represen-
23 tatives.

24 (c) The council shall provide a mechanism for submitting written
25 comments electronically on the application to the council; and provide

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

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1 at least ninety days for the comment period. The terms of the written
2 comment process shall be included in the notice under paragraph (a) of
3 this subdivision.

4 (d) The council shall forward a copy of the application, and accompa-
5 nying documents, to the state office of the long-term care ombudsman and
6 the regional office having geographical jurisdiction of the area where
7 the nursing home is or is to be located within thirty days of receipt of
8 the application. The council shall not act upon such application until
9 after the state office of the long-term care ombudsman, regional office
10 and the parties entitled to notice have had a reasonable time, but not
11 less than ninety days, to submit their recommendations. At the time
12 members of the council are notified that an application is scheduled for
13 consideration, the applicant, and the parties entitled to the notice
14 under paragraph (a) of this subdivision shall be so notified in writing
15 or electronically. The council shall afford the applicant an opportunity
16 to present information in person concerning the application to a commit-
17 tee designated by the council. The council shall not take any action
18 contrary to the advice of the state office of the long-term care ombuds-
19 man or the regional office until it affords the state or regional office
20 an opportunity to request a public hearing and, if so requested, the
21 public hearing is held. If the council proposes to disapprove the appli-
22 cation it shall afford the applicant an opportunity to request and
23 testify at a public hearing. The council may hold a public hearing on
24 the application on its own motion or upon the written request of any
25 person.

26 (e) Where this subdivision is inconsistent with subdivision two of
27 this section, this subdivision shall prevail.

28 3-b. (a) This subdivision applies to an application under this section
29 relating to a nursing home, and applies in addition to subdivision three
30 of this section.

31 (b) The application shall provide information as to the character,
32 competence and standing in the community of every present or proposed
33 controlling person, principal stockholder or principal member of the
34 applicant, the identity of every nursing home in which each of those
35 individuals or entities is, or in the preceding five years has been, a
36 controlling person, principal stockholder or principal member; and the
37 nature of that interest. The council shall not approve the application
38 unless it finds that each of those individuals and entities, in relation
39 to each such nursing home, for at least the previous three years, demon-
40 strated satisfactory character, competence and standing in the community
41 and the nursing home provided a consistently high level of care. The
42 council shall adopt rules and regulations, subject to the approval of
43 the commissioner, to establish the criteria to be used to determine
44 whether a consistently high level of care has or has not been rendered
45 by an applicant where one or more controlling persons, principal stock-
46 holders or principal members of the applicant is a controlling person,
47 principal stockholder or principal member of a nursing home located in
48 the United States. The council shall not consider that a consistently
49 high level of care has been delivered at a facility in the United States
50 that has on average for any of the four most recent quarters, three
51 hours or less total direct care staff time per resident per day or less
52 than one-half hour per resident per day registered nurse staffing, as
53 published by the Center for Medicare and Medicaid Services in the feder-
54 al center for Medicare and Medicaid Services' (CMS) payroll based jour-
55 nal data or where there have been violations of the state or federal
56 nursing home code, or other applicable rules and regulations, that

1 threatened to directly affect the health, safety or welfare of any
2 patient or resident, including but not limited to a finding of immediate
3 jeopardy, or actual harm, and were recurrent or were not promptly
4 corrected, including but not limited to repeat deficiencies for the same
5 or similar violations over a three year period or during the entire
6 duration of ownership if less than three years, or any facility which
7 has been in receivership; closed as a result of a settlement agreement
8 from a decertification action or licensure revocation; or has been
9 involuntarily terminated from the Medicare or Medicaid program in the
10 prior five years, provided however, that where an applicant has taken
11 over a facility and promptly corrected such deficiencies, the council
12 may consider the application.

13 (c) Where this subdivision is inconsistent with subdivision three of
14 this section, this subdivision shall prevail.

15 § 3. Section 2803-x of the public health law, as added by chapter 677
16 of the laws of 2019, is amended to read as follows:

17 § 2803-x. Requirements related to [~~residential health care facilities~~]
18 nursing homes and related assets and operations. 1. The operator of a
19 [~~residential health care facility~~] nursing home shall notify the commis-
20 sioner of any common or familial ownership of any corporation, other
21 entity or individual providing services to the operator or the facility.
22 Such information shall also be included in the residency agreement for
23 prospective residents and as addendums for residents currently residing
24 in the residential health care facility nursing home. The operator shall
25 notify the department at least ninety days prior to entering into any
26 new common or familial ownership of any corporation, or other entity or
27 individual providing services to the operator of the facility. The oper-
28 ator shall also provide notification to all residents and their repre-
29 sentatives, staff and their representatives, and the state office of the
30 long-term care ombudsman.

31 2. The operator of a [~~residential health care facility~~] nursing home
32 shall, on an annual basis, attest to the department, in a form deter-
33 mined by the department, to the accuracy of the information provided to
34 the department under this section.

35 3. The operator of a [~~residential health care facility~~] nursing home
36 may not enter into any arrangement to guarantee the debt or other obli-
37 gation of a party which has not received establishment approval.

38 4. The operator of a [~~residential health care facility~~] nursing home
39 shall notify the department at least ninety days prior to executing a
40 letter of intent or other contractual agreement related to:

41 a. the sale, mortgaging, encumbrance, or other disposition of the real
42 property of the facility; and

43 b. the management, operations, staffing agency or other entity to be
44 involved in the operations of the facility.

45 5. The department, shall, within ten days after receipt of a notifica-
46 tion required under subdivision four of this section, notify the state
47 office of the long-term care ombudsman of an operator of nursing home's
48 intent to execute a binding letter of intent or other contractual agree-
49 ment related to:

50 a. the sale, mortgaging, encumbrance, or other disposition of the real
51 property of the facility; and

52 b. the management, operations, staffing agency or other entity to be
53 involved in the operations of the facility.

54 6. The operator of a nursing home shall notify all residents and their
55 representatives, staff and their representatives, and the state office
56 of the long-term care ombudsman within five days of executing a binding

1 letter of intent or other contractual agreement as described in para-
2 graphs a and b of subdivision four of this section.

3 7. The operator of a nursing home shall be responsible and liable for
4 the operation of the nursing home, regardless of any contract, agreement
5 or arrangement providing for any party to carry out, or purporting to
6 delegate, any activity or responsibility relating to the nursing home.

7 8. Any new owner, operator or management company of a nursing home
8 shall retain all employees of the nursing home for at least a sixty-day
9 transition period, except for the nursing home administrator and the
10 director of nursing, or any controlling person, principal stockholder or
11 principal member, and shall not reduce the wages or benefits, or modify
12 any other terms and conditions of employment, economic or otherwise
13 during the transition period, and except for cause.

14 9. In any instance where a [~~residential health care facility~~] nursing
15 home is sold or otherwise transferred and used for a purpose which is
16 not a health care purpose, the operator shall remit to the department an
17 amount equivalent to the undepreciated value of capital assets for which
18 the provider has been funded or reimbursed through Medicaid rate adjust-
19 ments or otherwise funded or reimbursed with resources provided by the
20 state for the purpose of improvement or transformation.

21 § 4. This act shall take effect immediately.