

# STATE OF NEW YORK

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7546

2021-2022 Regular Sessions

## IN SENATE

November 24, 2021

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

AN ACT requiring continuity of rent regulated rental units for certain civic and land use improvement projects

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

1 Section 1. Notwithstanding any provision of law to the contrary, where  
2 any rent regulated rental units pursuant to the provisions of the emer-  
3 gency tenant protection act of nineteen seventy-four, the emergency  
4 housing rent control law or chapter 3 or 4 of title 26 of the adminis-  
5 trative code of the city of New York in a residential building are  
6 rendered uninhabitable or are vacated due to demolition and new  
7 construction or to substantial renovation as part of the Pennsylvania  
8 Station Area Civic and Land Use Improvement Project (formerly known as  
9 Empire Station Complex Civic and Land Use Improvement Project), or  
10 successor project, such project shall include the construction or reno-  
11 vation of an equal number of units, of sizes at minimum equivalent to  
12 those vacated or rendered uninhabitable, at the rent amount allowable  
13 for the units existing prior to the demolition or renovation. Tenants of  
14 rent regulated rental units rendered uninhabitable or vacated due to  
15 demolition and new construction or to substantial renovation as part of  
16 such project shall be given priority for the newly constructed or reno-  
17 vated rent regulated units, and such newly constructed or renovated rent  
18 regulated units shall be made available to such tenants at the same rent  
19 such tenants paid for their replaced rent regulated rental unit.  
20 § 2. 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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