

STATE OF NEW YORK

7766

IN SENATE

January 11, 2022

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

AN ACT to amend the public service law, in relation to fiber-based services being provided to tenants

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

1 Section 1. Subdivision 3 of section 104 of the public service law, as
2 added by a chapter of the laws of 2021 relating to facilitating access
3 to telephone providers to deliver fiber-based services, as proposed in
4 legislative bills numbers S. 5868-A and A. 7214-A, is amended and a new
5 subdivision 4 is added to read as follows:

6 3. A landlord or property owner may require: (a) that the telephone
7 corporation or the tenant or a combination thereof bear the entire cost
8 of the installation, operation or removal of such facilities; ~~and~~ (b)
9 that the telephone corporation agrees to indemnify the landlord or prop-
10 erty owner for any damage caused by the installation, operation or
11 removal of such facilities; and (c) that the installation of the fiber
12 optic facilities conform to such reasonable conditions as are necessary
13 to protect the safety, functioning and appearance of the premises, and
14 the convenience and well-being of other tenants.

15 4. No landlord shall: (a) demand or accept payment from any tenant, in
16 any form, in exchange for permitting fiber optic service on or within
17 such landlord's property or premises; or (b) discriminate in rental
18 charges or otherwise, between tenants who receive fiber optic service
19 and those who do not.

20 § 2. This act shall take effect on the same date and in the same
21 manner as a chapter of the laws of 2021 relating to facilitating access
22 to telephone providers to deliver fiber-based services, as proposed in
23 legislative bills numbers S. 5868-A and A. 7214-A, takes effect.

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

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