STATE OF NEW YORK

7270

2021-2022 Regular Sessions

IN ASSEMBLY

April 29, 2021

Introduced by M. of A. RICHARDSON -- read once and referred to the Committee on Housing

AN ACT to amend the real property law, in relation to establishing a rental property registration

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

Section 1. The real property law is amended by adding a new section 238-b to read as follows:

§ 238-b. Rental property registration. 1. As used in this section:

(a) "Rental property" shall mean any real property, or part thereof, occupied, intended to be occupied, or able to or contemplated for occupancy by persons, for residential, commercial or mixed use purposes. Each separate occupied, possessed, or separable unit within a parcel of real property is considered a separate rental unit, all and each of which are subject to the provisions set forth in this section.

(b) "Landlord" shall mean any owner of any real property used for residential, commercial or mixed use purposes. "Landlord" shall include the title or equitable owner, mortgagee, or receiver/referee in possession or control of the property, property owner, rental or management agent, or any other person or entity in apparent ownership, management or in control of the real property.

2. Notwithstanding any inconsistent general, special or local law or ordinance to the contrary, any landlord of rental property shall register such rental property, including each rental unit, with the local building department of the municipality where such rental property is located. Rental property registration shall be done electronically through the local building department's website and include the landlord's direct contact information. Landlords shall be required to update such contact information biannually.

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

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

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