

# STATE OF NEW YORK

4929

2021-2022 Regular Sessions

## IN SENATE

February 18, 2021

Introduced by Sen. LANZA -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development

AN ACT to amend the multiple dwelling law and the administrative code of the city of New York, in relation to requiring advertisements for certain accommodations to be submitted to the designated enforcement agency

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

1 Section 1. The multiple dwelling law is amended by adding a new  
2 section 15 to read as follows:

3 § 15. Advertisements for the use of dwelling units; required disclo-  
4 tures. 1. a. Any online platform offering advertisement for accommo-  
5 dation in a New York dwelling for a period fewer than thirty consecutive  
6 days shall include in its terms of service a clause requiring all users  
7 of any online platform to consent to the disclosure of information list-  
8 ed in this section to the department. Any online platform offering  
9 advertisement for accommodation in a dwelling for a period of fewer than  
10 thirty consecutive days shall submit the following information to the  
11 department before such advertisement is permitted to be listed on such  
12 platform:

13 (i) the exact physical address of the dwelling, including the street  
14 name, street number, apartment number, borough, town and county;

15 (ii) the full legal name of the person offering accommodation in such  
16 dwelling;

17 (iii) contact information including phone number and email address for  
18 the local host or co-host for such dwelling;

19 (iv) the category of the dwelling as either a private dwelling as  
20 defined in subdivision six of section four of this chapter, class A  
21 multiple dwelling as defined in subdivision eight of section four of

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

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1 this article or class B multiple dwelling as defined in subdivision nine  
2 of section four of this chapter;

3 (v) whether the dwelling is covered by a rent control, rent stabiliza-  
4 tion or affordable housing program and if so, the name of such program;

5 (vi) whether the entire dwelling or just a portion of such dwelling is  
6 made available under the listing being advertised; and

7 (vii) whether the dwelling is the primary residence of the host.

8 b. The manner of the submissions required by paragraph a of this  
9 subdivision shall be determined by the department.

10 2. Any person found to have violated the provisions of subdivision one  
11 of this section shall be liable for a civil penalty of not more than one  
12 thousand dollars for the first violation, five thousand dollars for the  
13 second violation and seven thousand five hundred dollars for the third  
14 and subsequent violations.

15 3. For the purposes of this section, the term "advertisement" shall  
16 mean any form of communication for marketing that is used to encourage,  
17 persuade or manipulate viewers, readers or listeners into contracting  
18 for goods and/or services as may be viewed through various media includ-  
19 ing, but not limited to, newspapers, magazines, fliers, handbills, tele-  
20 vision commercials, radio, signage, direct mail, websites or text  
21 messages.

22 4. Notwithstanding the provisions of section three hundred three of  
23 this chapter, in a city with a population of one million or more the  
24 provisions of this section shall be enforced by the mayor's office of  
25 special enforcement.

26 5. This section shall not apply to advertisements or offers for occu-  
27 pancy of such dwelling unit for fewer than thirty consecutive days by  
28 other natural persons living within the household of the permanent occu-  
29 pant such as house guests or lawful boarders, roomers or lodgers or  
30 incidental and occasional occupancy of such dwelling unit for fewer than  
31 thirty consecutive days by other natural persons when the permanent  
32 occupants are temporarily absent for personal reasons such as vacation  
33 or medical treatment, provided that there is no monetary compensation  
34 paid to the permanent occupants for such occupancy.

35 § 2. Subchapter 3 of chapter 1 of title 27 of the administrative code  
36 of the city of New York is amended by adding a new article 19 to read as  
37 follows:

38 ARTICLE 19

39 ADVERTISEMENTS FOR CERTAIN

40 ACCOMMODATIONS

41 § 27-287.5 Advertisements for certain accommodations. 1. a. Any  
42 online platform offering advertisement for accommodation in a New York  
43 dwelling for a period fewer than thirty consecutive days shall include  
44 in its terms of service a clause requiring all users of any online plat-  
45 form to consent to the disclosure of information to the mayor's office  
46 of special enforcement. Any online platform offering advertisement for  
47 accommodation in a dwelling for a period of fewer than thirty consec-  
48 utive days shall submit the following information to the office before  
49 such advertisement is permitted to be listed on such platform:

50 (i) the exact physical address of the dwelling, including the street  
51 name, street number, apartment number, borough, town and county;

52 (ii) the full legal name of the person offering accommodation in such  
53 dwelling;

54 (iii) contact information including phone number and email address for  
55 the local host or co-host for such dwelling;

1 (iv) the category of the dwelling as either a private dwelling as  
2 defined in subdivision six of section four of the multiple dwelling law,  
3 class A multiple dwelling as defined in subdivision eight of section  
4 four of the multiple dwelling law or class B multiple dwelling as  
5 defined in subdivision nine of section four of the multiple dwelling  
6 law;

7 (v) whether the dwelling is covered by a rent control, rent stabiliza-  
8 tion or affordable housing program and if so, the name of such program;

9 (vi) whether the entire dwelling or just a portion of such dwelling is  
10 made available under the listing being advertised; and

11 (vii) whether the dwelling is the primary residence of the host.

12 b. The manner of the submissions required by paragraph a of this  
13 subdivision shall be determined by the mayor's office of special  
14 enforcement.

15 2. This section shall not apply to advertisements or offers for occu-  
16 pancy of such dwelling unit for fewer than thirty consecutive days by  
17 other natural persons living within the household of the permanent occu-  
18 pant such as house guests or lawful boarders, roomers or lodgers or  
19 incidental and occasional occupancy of such dwelling unit for fewer than  
20 thirty consecutive days by other natural persons when the permanent  
21 occupants are temporarily absent for personal reasons such as vacation  
22 or medical treatment, provided that there is no monetary compensation  
23 paid to the permanent occupants for such occupancy.

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