

# STATE OF NEW YORK

4937

2021-2022 Regular Sessions

## IN SENATE

February 18, 2021

Introduced by Sen. KAVANAGH -- 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, in relation to authorizing any dwelling with a certificate authorizing occupancy as a Class B hotel to also authorize occupancy of such units in such dwelling for permanent residence purposes

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

1 Section 1. Section 301 of the multiple dwelling law is amended by  
2 adding a new subdivision 7 to read as follows:

3 7. Any certificate by the department authorizing occupancy of a dwell-  
4 ing as a Class B hotel shall also authorize occupancy of units in such  
5 dwelling for permanent residence purposes, where (a) such units are  
6 operated by a housing provider that had been pre-qualified to operate  
7 housing in Class B hotels by a local housing agency and such units are  
8 rented to low- or moderate-income households pursuant to a regulatory  
9 agreement or contract with a local or state agency, and (b) any portion  
10 of such a dwelling is located within eight hundred feet of a district  
11 that under the local zoning regulations or ordinances permits residen-  
12 tial uses, notwithstanding any provision of this chapter or of any state  
13 law, local law, ordinance, resolution or regulation that would have (1)  
14 prohibited such occupancy, (2) required a change or alteration to the  
15 dwelling, or (3) required a new or amended certificate. Each tenant of  
16 such unit shall be subject to either the rent stabilization law of nine-  
17 teen hundred sixty-nine or the emergency tenant protection act of nine-  
18 teen seventy-four, or both, if applicable to the locality. Alterations  
19 to any such dwelling may include the creation of multi-room suites, the  
20 addition of cooking facilities or accessory spaces, and shall comply  
21 with any applicable requirements of any state law, local law, ordi-  
22 nance, resolution or regulation relating to Class B hotels.

23 § 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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