

STATE OF NEW YORK

6199

2021-2022 Regular Sessions

IN SENATE

April 14, 2021

Introduced by Sen. SKOUFIS -- 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 real property law, in relation to increases of rent in manufactured home parks

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

1 Section 1. Section 233-b of the real property law, as added by section
2 12 of part 0 of chapter 36 of the laws of 2019, is amended by adding two
3 new subdivisions 9 and 10 to read as follows:

4 9. When a manufactured home park owner notifies the manufactured home-
5 owners in the park of a rent or fee increase and the increase is in
6 excess of three percent above the current rent, the manufactured home
7 park owner shall provide a written justification for the increase that
8 complies with this section and make available to any resident, by
9 request, documentation, including official accounting documents, that
10 show the costs and completion of work that justify the rent increase
11 pursuant to this section.

12 10. Increases in costs that justify a rent increase above three
13 percent pursuant to paragraphs (a), (b), and (c) of subdivision two of
14 this section shall be shown to be above and beyond costs incurred for
15 ordinary maintenance, including preventive maintenance, replacement, or
16 repair of the roads, infrastructure, or other community property or
17 services to meet the community owner's warranty of habitability obli-
18 gations under subdivision m of section two hundred thirty-three of this
19 article.

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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