

STATE OF NEW YORK

6199--B

Cal. No. 338

2021-2022 Regular Sessions

IN SENATE

April 14, 2021

Introduced by Sens. SKOUFIS, REICHLIN-MELNICK, MANNION, MARTUCCI, MAY -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development -- recommitted to the Committee on Housing, Construction and Community Development in accordance with Senate Rule 6, sec. 8 -- reported favorably from said committee, ordered to first and second report, ordered to a third reading, amended and ordered reprinted, retaining its place in the order of third reading -- again amended and ordered reprinted, retaining its place in the order of third reading

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. In order for an increase in costs to justify a rent increase above
13 three percent pursuant to paragraphs (a), (b), and (c) of subdivision
14 two of this section for costs incurred for ordinary maintenance, includ-
15 ing preventive maintenance, or repair of the roads, infrastructure, or
16 other community property or services, the community owner must demon-
17 strate that the work performed was necessary to meet the community
18 owner's warranty of habitability obligations under subdivision m of

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

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1 section two hundred thirty-three of this article, and demonstrate that
2 the rent increase imposed was no more than was necessary to cover the
3 actual and reasonable cost of the work performed.

4 § 2 Section 233-b of the real property law, as added by chapter 654 of
5 the laws of 2019, is renumbered section 233-c.

6 § 3. This act shall take effect immediately.