

# STATE OF NEW YORK

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6950

2021-2022 Regular Sessions

## IN SENATE

May 20, 2021

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Introduced by Sen. SALAZAR -- 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 interim multiple dwellings

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

1 Section 1. Section 282-a of the multiple dwelling law, as amended by  
2 chapter 41 of the laws of 2019, is amended to read as follows:  
3 § 282-a. Applications for coverage of interim multiple dwellings and  
4 residential units. 1. Where any occupant has filed an application for  
5 coverage pursuant to this article and has received a docket number from  
6 the loft board, it shall be unlawful for an owner to cause or intend to  
7 cause such occupant to vacate, surrender or waive any rights in relation  
8 to such occupancy, due to repeated interruptions or discontinuances of  
9 essential services, or an interruption or discontinuance of an essential  
10 service for an extended duration or of such significance as to substan-  
11 tially impair habitability of such unit, at any time before the loft  
12 board has made a final determination, including appeals, to approve or  
13 deny such application. This section shall not grant any rights of  
14 continued occupancy other than those otherwise granted by law. Any  
15 agreement that waives or limits the benefits of this section shall be  
16 deemed void as against public policy. In addition to any other remedies  
17 provided in this article for failure to be in compliance, in article  
18 eight of this chapter, or in the regulations promulgated by the loft  
19 board, an occupant who has filed an application with the loft board for  
20 coverage under this article may commence an action or proceeding in a  
21 court of competent jurisdiction, which notwithstanding any other  
22 provision of law shall include the housing part of the New York city  
23 civil court, to enforce the provisions of this section.

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

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1 2. It shall be unlawful for any owner to interrupt, deny, or discon-  
2 tinue essential services, or to impair the habitability of an interim  
3 multiple dwelling unit or building. In addition to any remedies provided  
4 under this article, regulations promulgated by the loft board, or any  
5 other law or regulation governing the housing standards, any occupant of  
6 an interim multiple dwelling may commence an action or proceeding in a  
7 court of competent jurisdiction which, notwithstanding any other  
8 provision of law, shall include the housing part of the New York city  
9 civil court, to enforce the provisions of this section. Any agreement  
10 that waives or limits the benefits of this section shall be deemed void  
11 as against public policy.

12 § 2. This act shall take effect immediately, and shall apply to any  
13 action or proceeding pending or on appeal on the date on which this act  
14 shall have become a law.