STATE OF NEW YORK

7546

2021-2022 Regular Sessions

IN SENATE

November 24, 2021

Introduced by Sen. JACKSON -- read twice and ordered printed, and when printed to be committed to the Committee on Rules

AN ACT requiring continuity of rent regulated rental units for certain civic and land use improvement projects

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

Section 1. Notwithstanding any provision of law to the contrary, where any rent regulated rental units pursuant to the provisions of the emergency tenant protection act of nineteen seventy-four, the emergency housing rent control law or chapter 3 or 4 of title 26 of the administrative code of the city of New York in a residential building are rendered uninhabitable or are vacated due to demolition and new construction or to substantial renovation as part of the Pennsylvania Station Area Civic and Land Use Improvement Project (formerly known as Empire Station Complex Civic and Land Use Improvement Project), or successor project, such project shall include the construction or renovation of an equal number of units, of sizes at minimum equivalent to those vacated or rendered uninhabitable, at the rent amount allowable for the units existing prior to the demolition or renovation. Tenants of rent regulated rental units rendered uninhabitable or vacated due to demolition and new construction or to substantial renovation as part of such project shall be given priority for the newly constructed or renovated rent regulated units, and such newly constructed or renovated rent regulated units shall be made available to such tenants at the same rent such tenants paid for their replaced rent regulated rental unit.

§ 2. This act shall take effect immediately.

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

LBD13588-01-1