

# STATE OF NEW YORK

8564

## IN SENATE

March 14, 2022

Introduced by Sen. GOUNARDES -- 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 general business law, in relation to the percentage of units to be sold to convert certain real property to cooperative or condominium ownership in the city of New York

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

1 Section 1. Paragraph (b) of subdivision 1 of section 352-eeee of the  
2 general business law, as amended by section 1 of part N of chapter 36 of  
3 the laws of 2019, is amended to read as follows:

4 (b) "Non-eviction plan". A plan which may not be declared effective  
5 until written purchase agreements have been executed and delivered for  
6 at least fifty-one percent of all dwelling units in the building or  
7 group of buildings or development by bona fide tenants who were in occu-  
8 pancy on the date a letter was issued by the attorney general accepting  
9 the plan for filing; provided, however, that for a building containing  
10 five or fewer units, and where the sponsor of the offering plan offers  
11 the unit that they or their immediate family member has occupied for at  
12 least two years, the plan may not be effective until written purchase  
13 agreements have been executed and delivered for at least fifteen percent  
14 of all dwelling units in the building subscribed for by bona fide  
15 tenants in occupancy or bona fide purchasers who represent that they  
16 intend that they or one or more members of their immediate family occupy  
17 the dwelling unit when it becomes vacant. The purchase agreement shall  
18 be executed and delivered pursuant to an offering made in good faith  
19 without fraud and discriminatory repurchase agreements or other discri-  
20 minatory inducements.

21 § 2. Subparagraph (i) of paragraph (c) of subdivision 2 of section  
22 352-eeee of the general business law, as amended by section 1 of part N  
23 of chapter 36 of the laws of 2019, is amended to read as follows:

24 (i) [~~The~~] (1) Subject to the provisions of clause two of this subpara-  
25 graph, the plan may not be declared effective until written purchase  
26 agreements have been executed and delivered for at least fifty-one

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

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1 percent of all dwelling units in the building or group of buildings or  
2 development subscribed for by bona fide tenants in occupancy on the date  
3 a letter was issued by the attorney general accepting the plan for  
4 filing for which purchase agreement shall be executed and delivered  
5 pursuant to an offering made without discriminatory repurchase agree-  
6 ments or other discriminatory inducements.

7 (2) For buildings containing five or fewer units, the plan may not be  
8 declared effective until written purchase agreements have been executed  
9 and delivered for at least fifteen percent of all dwelling units in the  
10 building subscribed for by bona fide tenants in occupancy or bona fide  
11 purchasers who represent that they intend that they or one or more  
12 members of their immediate family occupy the dwelling unit when it  
13 becomes vacant, provided that the sponsor of the offering plan offers  
14 the unit that they or their immediate family member have occupied for at  
15 least two years. As to tenants who were in occupancy on the date a  
16 letter was issued by the attorney general accepting the plan filing, the  
17 purchase agreement shall be executed and delivered pursuant to an offer-  
18 ing made without discriminatory repurchase agreements or other discrimi-  
19 natory inducements.

20 § 3. This act shall take effect on the ninetieth day after it shall  
21 have become a law. Effective immediately, the addition, amendment and/or  
22 repeal of any rule or regulation necessary for the implementation of  
23 this act on its effective date are authorized to be made and completed  
24 on or before such date.