

STATE OF NEW YORK

2134--A

2023-2024 Regular Sessions

IN ASSEMBLY

January 23, 2023

Introduced by M. of A. DINOWITZ -- read once and referred to the Committee on Housing -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the multiple residence law and the multiple dwelling law, in relation to requiring owners and agents of multiple residences and multiple dwellings to provide names and contact information of residents to emergency personnel

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

1 Section 1. The multiple residence law is amended by adding a new
2 section 16 to read as follows:

3 § 16. Multiple residence emergency information. 1. In the case of an
4 emergency affecting a multiple residence, the owner or agent of such
5 multiple residence shall provide emergency service personnel, upon the
6 request of such emergency service personnel, including but not limited
7 to local police and fire departments, with the names and contact infor-
8 mation of all affected residents or occupants as listed in the lease of
9 such multiple residence as is required to ascertain the safety of such
10 residents or occupants. For the purposes of this section, an emergency
11 shall include but not be limited to fires, gas leaks, building
12 collapses, natural disasters, acts of terrorism and other events where
13 the physical safety of residents must be accounted for by ascertaining
14 their whereabouts.

15 2. The owner or agent of such multiple residence shall update the list
16 of names and contact information of all affected residents or occupants
17 of such multiple residence upon the execution of a new lease, lease
18 renewal or lease amendment. Specific and informed written consent shall
19 be obtained by the owner or agent of the multiple residence from each
20 occupant or resident each time the list is updated and no occupant's or
21 resident's name or contact information shall be included in such list
22 without their specific and informed written consent. Written notice

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

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1 shall be provided to the occupant or resident about the contact list and
2 shall include but not be limited to that such list is maintained by the
3 owner and the potential impact of opting-out.

4 3. Such list of names and contact information shall only be maintained
5 for the purpose of an emergency evacuation and shall not be dissem-
6 inated, used or accessed by emergency services personnel or dissem-
7 inated, used or accessed by the owner or agent of such multiple resi-
8 dence for any other purposes.

9 § 2. The multiple dwelling law is amended by adding a new section 15
10 to read as follows:

11 § 15. Multiple dwelling emergency information. 1. In the case of an
12 emergency affecting a multiple dwelling, the owner or agent of such
13 multiple dwelling shall provide emergency service personnel, upon the
14 request of such emergency service personnel, including but not limited
15 to local police and fire departments, with the names and contact infor-
16 mation of all affected residents or occupants as listed in the lease of
17 such multiple dwelling as is required to ascertain the safety of such
18 residents or occupants. For the purposes of this section, an emergency
19 shall include but not be limited to fires, gas leaks, building
20 collapses, natural disasters, acts of terrorism and other events where
21 the physical safety of residents must be accounted for by ascertaining
22 their whereabouts.

23 2. The owner or agent of such multiple dwelling shall update the list
24 of names and contact information of all affected residents or occupants
25 of such multiple dwelling upon the execution of a new lease, lease
26 renewal or lease amendment. Specific and informed written consent shall
27 be obtained by the owner or agent of the multiple dwelling from each
28 occupant or resident each time the list is updated and no occupant's or
29 resident's name or contact information shall be included in such list
30 without their specific and informed written consent. Written notice
31 shall be provided to the occupant or resident about the contact list and
32 shall include but not be limited to that such list is maintained by the
33 owner and the potential impact of opting-out.

34 3. Such list of names and contact information shall only be maintained
35 for the purpose of an emergency evacuation and shall not be dissem-
36 inated, used or accessed by emergency services personnel or dissem-
37 inated, used or accessed by the owner or agent of such multiple dwelling
38 for any other purposes.

39 § 3. This act shall take effect on the ninetieth day after it shall
40 have become a law.