STATE OF NEW YORK

263

2023-2024 Regular Sessions

IN ASSEMBLY

January 4, 2023

Introduced by M. of A. L. ROSENTHAL -- read once and referred to the Committee on Housing

AN ACT to amend the multiple dwelling law, in relation to requiring owners of multiple dwellings in cities with a population of one million or more to designate a secure space for packages to be delivered to

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

Section 1. The section heading of section 57 of the multiple dwelling law is amended and a new subdivision 3 is added to read as follows:

Bells; mail receptacles**; packages**.

3. (a) In cities with a population of one million or more, whenever the owner of a multiple dwelling has not arranged for packages to be delivered to occupants thereof by himself, herself, his or her agent or employees, such owner shall designate a secure space within the building for packages to be delivered to. Such space may be a package room, management office, closet, or other similarly designated space, and such space shall be:

(i) locked;

(ii) accessible only to staff, residents or delivery people with a key;

(iii) monitored by a camera or other surveillance device; and

(iv) a space other than the building vestibule or lobby.

(b) The creation of such package room shall not result in any increased cost to the tenant. If no such space is available in the building, then building staff are required to deliver packages to the doorways of the residents to which they are addressed.

(c) Failure to comply with this subdivision shall result in the owner of the multiple dwelling being responsible for the full replacement price of any item lost or stolen, so long as the tenant is able to provide evidence of loss and the value of such lost or stolen items.

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

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Such evidence may include a delivery confirmation. A tenant shall not be required to file a police report or similar documentation to prove the loss of such item.

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