STATE OF NEW YORK

1635

2023-2024 Regular Sessions

IN SENATE

January 13, 2023

Introduced by Sen. STEWART-COUSINS -- read twice and ordered printed, and when printed to be committed to the Committee on Judiciary

AN ACT to amend the real property law, in relation to requiring a landlord to furnish to each tenant signing a new or renewal lease a rider describing the rights and duties of landlords and tenants

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

Section 1. The real property law is amended by adding a new section 223-c to read as follows:

§ 223-c. Renters' Bill of Rights. 1. Each landlord subject under this article shall furnish to each tenant either renewing or entering into a lease, a rider describing the rights and duties of the contracting parties. The lease shall have in bold print appearing on the first page the following: "Attached to this lease is a 'Renters' Bill of Rights' with the pertinent rules and regulations governing the rights and duties of landlords and tenants." Such rider shall include information regarding relevant rent control or regulation, as well as the appropriate administrative or judicial body for hearing and determining potential disputes between landlord and tenant.

2. (a) The rider shall be in a form promulgated by the commissioner of the division of housing and community renewal and shall appear in larger type than the lease.

(b) The rider shall conform to the intent of section 5-702 of the general obligations law.

(c) The commissioner shall have sixty days from the effective date of this section to prepare and finalize the rider.

§ 2. This act shall take effect immediately.

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

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