STATE OF NEW YORK

6524

2023-2024 Regular Sessions

IN SENATE

April 25, 2023

Introduced by Sen. PERSAUD -- 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 mortgagor to provide notice of imminent foreclosure to his or her tenant or 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 235-j to read as follows:

§ 235-j. Imminent foreclosure. 1. As used in this section, "imminent foreclosure" shall mean a mortgagor has received notice of foreclosure delivered along with a summons and complaint, as required in subdivision two of section thirteen hundred three of the real property actions and proceedings law.

2. A mortgagor shall, prior to the tenant or prospective tenant either renewing or signing a lease agreement, disclose to his or her tenant or prospective tenant of imminent foreclosure.

3. A mortgagor shall send a copy of the original summons and complaint by certified mail to a tenant or perspective tenant at least two weeks prior to either renewing or signing a lease agreement.

4. A mortgagor who fails to disclose to his or her tenant or prospective tenant prior to either renewing or signing a lease agreement shall pay a credit of five hundred dollars to the tenant or prospective tenant against the agreed upon rental price of the lease agreement per failure, in addition to any other existing equitable or statutory remedy.

§ 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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