STATE OF NEW YORK

801

2023-2024 Regular Sessions

IN SENATE

January 6, 2023

Introduced by Sens. SERRANO, KRUEGER -- 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 multiple dwelling law, in relation to rent reduction in cases of submetered utility service

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

4 1. Any tenant residing in a building which is subject to submetering the shall receive a reduction in rent which is equal to the of the utility costs for which such tenant is responsible, where receives a reduction in such tenant's rent. 7 costs were previously included in such tenant's rent. 8 2. The division of housing and community renewal shall, within days of the effective date of this section, review the standard actual rent reductions for submetered properties and shall rent increases where the division determines necessary. The division of develop a process for tenants to appeal their rent reduction if it	1	Section 1. The multiple dwelling law is amended by adding a new
4 1. Any tenant residing in a building which is subject to submetering the subject submetering to the utilities shall receive a reduction in rent which is equal to the of the utility costs for which such tenant is responsible, where costs were previously included in such tenant's rent. 8 2. The division of housing and community renewal shall, within days of the effective date of this section, review the standard actual rent reductions for submetered properties and shall rent increases where the division determines necessary. The division of develop a process for tenants to appeal their rent reduction if it not accurately reflect the amount they are required to pay for	2	section 302-d to read as follows:
5 utilities shall receive a reduction in rent which is equal to the 6 of the utility costs for which such tenant is responsible, wher 7 costs were previously included in such tenant's rent. 8 2. The division of housing and community renewal shall, within 9 days of the effective date of this section, review the stands 10 actual rent reductions for submetered properties and shall r 11 increases where the division determines necessary. The division 12 develop a process for tenants to appeal their rent reduction if it 13 not accurately reflect the amount they are required to pay for	3	<u>§ 302-d. Provisions relating to multiple dwellings with submetering.</u>
6 of the utility costs for which such tenant is responsible, when 7 costs were previously included in such tenant's rent. 8 2. The division of housing and community renewal shall, within 9 days of the effective date of this section, review the stands 10 actual rent reductions for submetered properties and shall r 11 increases where the division determines necessary. The division 12 develop a process for tenants to appeal their rent reduction if it 13 not accurately reflect the amount they are required to pay for	4	1. Any tenant residing in a building which is subject to submetering of
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12 <u>develop a process for tenants to appeal their rent reduction if it</u> 13 <u>not accurately reflect the amount they are required to pay for</u>	10	actual rent reductions for submetered properties and shall require
13 not accurately reflect the amount they are required to pay for	11	increases where the division determines necessary. The division shall
	12	develop a process for tenants to appeal their rent reduction if it does
14 <u>tered utilities.</u>	13	not accurately reflect the amount they are required to pay for subme-
	14	tered utilities.

15 § 2. This act shall take effect immediately.

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

LBD02786-01-3