# STATE OF NEW YORK

8036

# IN SENATE

January 5, 2024

Introduced by Sen. THOMAS -- read twice and ordered printed, and when printed to be committed to the Committee on Rules

AN ACT to amend the general business law, in relation to prohibiting the unauthorized installation of certain security devices on residential buildings

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

Section 1. Section 390-e of the general business law, as added by a chapter of the laws of 2023 amending the general business law relating to prohibiting the unauthorized installation of certain security devices on residential buildings, as proposed in legislative bills numbers S. 358-B and A. 2258-B, is amended to read as follows:

§ 390-e. Unauthorized installation of certain security devices prohibited. No person, firm, partnership, association or corporation shall install any keyless security device used to control and secure access to the common areas of any residential building without the express written consent of the owner, board of managers, board of directors, or authorized party of such property. Where a keyless security device has been authorized, any installation of such device shall be performed by, or with the consent of, the owner, property manager, board of managers, board of directors, or authorized party in place in such building. **The owner, board of managers, board of directors, or authorized party of such property consenting to the installation of a keyless security device shall provide written notice to occupants of the residential building no less than thirty days prior to installation of the keyless security device, which may be made by delivering a notice to each unit, either via physical or electronic means, or by posting the notice in a conspicuous location in each common area accessible to residents for a thirty-day period. Where notice is prescribed by the certificate of incorporation or the by-laws of a cooperative or condominium, the owner, board of managers, board of directors or other authorized party may instead comply with the certificate of incorporation or by-laws. In no event shall the installation of such a system be considered a service nor be considered a reason, for any purpose, to increase rent. In no**

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

LBD01646-06-4

**event shall the installation of such a system obstruct or adversely impact the manner in which residents of the residential building access such building.**

§ 2. This act shall take effect on the same date and in the same manner as a chapter of the laws of 2023 amending the general business law relating to prohibiting the unauthorized installation of certain security devices on residential buildings, as proposed in legislative bills numbers S. 358-B and A. 2258-B, takes effect.