

# STATE OF NEW YORK

8117

## IN SENATE

January 8, 2024

Introduced by Sen. HOYLMAN-SIGAL -- 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 real property actions and proceedings law and the New York city civil court act, in relation to expanding the right to seek the appointment of administrators of buildings, pursuant to article 7-A of the real property actions and proceedings law, to tenants and local governments throughout the state and to make procedures conform with realities of housing stock throughout the state; to amend chapter 570 of the laws of 1909 relating to the establishment of the city court of Buffalo, in relation to actions and proceedings under article 7-A of the real property actions and proceedings law; to amend chapter 464 of the laws of 2021 relating to enacting the Rochester housing court act, in relation to actions and proceedings under article 7-A of the real property actions and proceedings law; and to repeal section 777 of the real property actions and proceedings law relating thereto

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

1 Section 1. Subdivision 1 of section 769 of the real property actions  
2 and proceedings law, as amended by chapter 877 of the laws of 1982, is  
3 amended to read as follows:  
4 1. A special proceeding by tenants of a dwelling [~~in the city of New~~  
5 ~~York or the counties of Nassau, Suffolk, Rockland and Westchester~~] or by  
6 the department or agency of a city, town, village, or county responsible  
7 for the enforcement of the multiple dwelling law, the multiple residence  
8 law, the uniform fire prevention and building code, or any other law,  
9 code or ordinance governing the occupancy and maintenance of residential  
10 property or addressing conditions dangerous to health, life, and safety  
11 in the municipality or county where the dwelling is located (hereinafter  
12 in this article referred to as "the housing standards department") for a  
13 judgment directing the deposit of rents into court and their use for the  
14 purpose of remedying conditions dangerous to life, health or safety may  
15 be maintained in the civil court of the city of New York, the district

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

LBD04673-01-3

1 court of the counties of Suffolk and Nassau, the housing courts in the  
2 cities of Buffalo and Rochester, and the county courts [~~or~~], city courts  
3 or town courts in [~~the counties of Rockland and Westchester~~] all other  
4 counties.

5 § 2. Section 770 of the real property actions and proceedings law, as  
6 amended by chapter 655 of the laws of 1978, subdivision 1 as amended by  
7 chapter 455 of the laws of 2013, is amended to read as follows:

8 § 770. Grounds for the proceeding. 1. One-third or more of the tenants

9 occupying a dwelling [~~located in the city of New York or the commission-~~  
10 ~~er of the department of the city of New York charged with enforcement of~~  
11 ~~the housing maintenance code of such city, or in the counties of Nassau,~~  
12 ~~Suffolk, Rockland and Westchester~~] and/or the housing standards depart-  
13 ment may [~~maintain~~] commence a special proceeding as provided in this  
14 article, upon the ground that there exists in such dwellings or in any  
15 part thereof a lack of heat or of running water or of light or of elec-  
16 tricity or of adequate sewage disposal facilities, or any other condi-  
17 tion dangerous to life, health or safety, which has existed for five  
18 days, or an infestation by rodents, or any combination of such condi-  
19 tions; or course of conduct by the owner or the owner's agents of  
20 harassment, illegal eviction, retaliation as defined by section two  
21 hundred twenty-three-b of the real property law, interference with the  
22 right of tenants to form, join or participate in tenants' groups pursu-  
23 ant to section two hundred thirty of the real property law, continued  
24 deprivation of services or other acts dangerous to life, health or safe-  
25 ty, or a business practice of neglect as defined in subdivision three of  
26 this section, or the issuance of an order to the owner of such dwelling  
27 by the commissioner of such department of the city of New York pursuant  
28 to the alternative enforcement program under section 27-2153 of the  
29 administrative code of the city of New York, provided that such dwelling  
30 has not been discharged from the program pursuant to such section and  
31 there has not been a determination that the owner has substantially  
32 complied with such order.

33 2. If the proceeding is instituted by the [~~commissioner of the depart-~~  
34 ~~ment of the city of New York charged with enforcement of the housing~~  
35 ~~maintenance code of such city~~] housing standards department, one-third  
36 or more of the tenants may, at any time thereafter during the pendency  
37 of the proceeding or after final judgment pursuant to section seven  
38 hundred seventy-six [~~or seven hundred seventy-seven~~] of this article,  
39 petition for substitution of themselves in place and [~~stead~~] instead of  
40 such [~~commissioner of such~~] housing standards department, or, in the  
41 alternative, move to be joined as a party. Such substitution or joinder  
42 shall be ordered by the court unless good reason to the contrary shall  
43 be shown.

44 3. For the purposes of this article, a business practice of neglect  
45 shall be defined as a course of conduct comprising acts or omissions by  
46 the owner, person acting on the owner's behalf, mortgagee, and/or lienor  
47 of record, which results in a clear and convincing pattern of recurrent  
48 qualifying conditions and/or code violations, even if no such conditions  
49 or violations exist at the time of the filing of the petition. A quali-  
50 fying condition for purposes of this article is a condition dangerous to  
51 health, life, or safety. A clear and convincing pattern of recurrent  
52 qualifying conditions and/or code violations exists when within the  
53 twelve months preceding the date of the filing of the petition:

54 (a) for at least one-third of the dwelling units within the subject  
55 dwelling, there have existed at least two qualifying conditions and/or  
56 code violations for a qualifying condition; or

1 (b) the sum of qualifying conditions and/or code violations for a  
 2 qualifying condition which have existed within the subject dwelling or  
 3 dwelling units therein equals or exceeds twice the number of dwelling  
 4 units; or

5 (c) the sum of qualifying conditions and/or violations for qualifying  
 6 conditions which the owner has failed to promptly correct within the  
 7 subject dwelling or dwelling units therein equals or exceeds the number  
 8 of dwelling units; or

9 (d) for at least one-third of the dwelling units within the subject  
 10 dwelling, there have existed at least one qualifying condition and/or  
 11 violation for a qualifying condition, and a clear and convincing pattern  
 12 of recurrent qualifying conditions or code violations as defined in  
 13 paragraph (a), (b), or (c) of this subdivision exists in another dwell-  
 14 ing within New York state with the same owner.

15 § 3. Section 771 of the real property actions and proceedings law, as  
 16 amended by chapter 877 of the laws of 1982, is amended to read as  
 17 follows:

18 § 771. Commencement; notice of petition; time and manner of service.

19 1. A special proceeding prescribed by this article shall be commenced by  
 20 the service of a petition and notice of petition. [~~A notice of petition~~  
 21 ~~may be issued only by a judge or the clerk of the court.~~]

22 2. The notice of petition shall specify the time and place of the  
 23 hearing on the petition and state that if at such time, a defense to  
 24 such petition is not interposed and established by the owner or any  
 25 mortgagee or lienor of record, a final judgment may be rendered direct-  
 26 ing that the rents due on the date of entry of such judgment from the  
 27 petitioning tenants and the rents due on the dates of service of such  
 28 judgment on all other tenants occupying such dwelling, from such other  
 29 tenants, shall be deposited with the administrator appointed pursuant to  
 30 section seven hundred seventy-eight of this article, and any rents to  
 31 become due in the future from such petitioners and from all other  
 32 tenants occupying such dwelling shall be deposited with such administra-  
 33 tor as they fall due; and that such deposited rents shall be used,  
 34 subject to the court's direction, to the extent necessary to remedy the  
 35 condition or conditions alleged in the petition.

36 3. The notice of petition and petition shall be served:

37 a. upon the owner of such dwelling last registered with the department  
 38 of housing preservation and development of such city pursuant to article  
 39 [~~forty-one of chapter twenty-six~~] two of subchapter four of chapter two  
 40 of title twenty-seven of the administrative code of the city of New York  
 41 [~~and in Nassau, Suffolk, Rockland and Westchester counties upon the~~  
 42 ~~person set forth as the owner on the last recorded deed to the rented~~  
 43 ~~property and~~];

44 b. upon every mortgagee and lienor of record[, ~~and upon the city of~~  
 45 ~~New York, at least five days before the time at which the petition is~~  
 46 ~~noticed to be heard~~];

47 c. upon the municipality where the dwelling is located; and

48 d. upon any non-petitioning tenants.

49 4. The proof of service shall be filed with the court before which the  
 50 petition is to be heard on or before the return date.

51 5. Manner of service of the notice of petition and petition. a. Upon  
 52 the owner. (1) Service [~~of the notice of petition and petition~~] shall be  
 53 made upon the owner at least five days before the time at which the  
 54 petition is noticed to be heard by personally delivering [~~them~~] the  
 55 notice of petition and petition to the person or persons required to be  
 56 served pursuant to paragraphs a and b of subdivision three of this

1 section. [~~Service upon the city of New York shall be made by personal~~  
2 ~~delivery to the commissioner of the city department charged with~~  
3 ~~enforcement of the housing maintenance code of such city, or to an agent~~  
4 ~~duly authorized to accept such service on his behalf. If service cannot~~  
5 ~~with due diligence be made within the city upon an owner, mortgagee or~~  
6 ~~lienor of record in such manner, it shall be made:~~

7 ~~(1) upon the owner last registered with the department of housing~~  
8 ~~preservation and development pursuant to article forty one of chapter~~  
9 ~~twenty-six of the administrative code of the city of New York and in~~  
10 ~~Nassau, Suffolk, Rockland and Westchester counties upon the person set~~  
11 ~~forth as the owner on the last recorded deed to the rented property by~~  
12 ~~delivering to and leaving personally with the person designated pursuant~~  
13 ~~to article forty one of chapter twenty six of such code as managing~~  
14 ~~agent of the subject dwelling, and in Nassau, Suffolk, Rockland and~~  
15 ~~Westchester counties upon the person designated as the managing agent of~~  
16 ~~the rented property if one shall have been designated, a copy of the~~  
17 ~~notice of petition and petition;~~

18 ~~(2) upon a mortgagee or lienor of record, by registered or certified~~  
19 ~~mail, return receipt requested, at the address set forth in the recorded~~  
20 ~~mortgage or lien.~~

21 ~~b. If such personal service upon the person designated pursuant to~~  
22 ~~article forty one of chapter twenty six of the administrative code of~~  
23 ~~the city of New York as managing agent of the subject dwelling and in~~  
24 ~~Nassau, Suffolk, Rockland and Westchester counties upon the person set~~  
25 ~~forth as the owner on the last recorded deed to the rented property~~  
26 ~~cannot be made with due diligence, service upon such last registered~~  
27 ~~owner shall be made by affixing a copy of the notice and petition upon a~~  
28 ~~conspicuous part of the subject dwelling, and in addition, within two~~  
29 ~~days after such affixing, by sending a copy thereof by registered or~~  
30 ~~certified mail, return receipt requested, to the owner at the last~~  
31 ~~address registered by him with the department of housing preservation~~  
32 ~~and development or, in the absence of such registration, to the address~~  
33 ~~set forth in the last recorded deed with respect to such premises.]~~

34 (2) If such service cannot be made with due diligence within the city  
35 of New York if the dwelling is located therein or otherwise within the  
36 county where the dwelling is located, it shall be made by affixing a  
37 copy of the notice and petition upon a conspicuous part of the subject  
38 dwelling; and in addition, within two days after such affixing, by send-  
39 ing to the owner a copy thereof by registered or certified mail, return  
40 receipt requested, and a copy thereof by registered or certified or  
41 regular first-class mail, no return receipt requested. If the subject  
42 dwelling is located in the city of New York, such mailing shall be sent  
43 to the address last registered with the department of housing preserva-  
44 tion and development pursuant to article two of subchapter four of chap-  
45 ter two of title twenty-seven of the administrative code of the city of  
46 New York, or in the absence of such registration, to the address set  
47 forth in the last recorded deed for the subject dwelling. If the subject  
48 dwelling is located outside the city of New York, such mailing shall be  
49 sent to the address where local property tax bills for the subject  
50 dwelling are sent or, in the alternative if the jurisdiction in which  
51 the court sits has a rental registry requirement, at the registered  
52 address for the subject dwelling.

53 (3) Upon receipt of service of the petition, the owner shall provide  
54 to the petitioners, within three days, a written list of all mortgagees  
55 and lienors of which the owner is aware and addresses for each.

1 b. Upon mortgagees and lienors. (1) Service shall be made upon each  
2 mortgagee and lienor of record at least five days before the time at  
3 which the petition is noticed to be heard by either personally deliver-  
4 ing the notice of petition and petition or, in the alternative, sending  
5 a copy thereof to each mortgagee and lienor of record at the address set  
6 forth in the recorded mortgage or lien by certified or registered mail,  
7 return receipt requested, and a second copy thereof by certified or  
8 registered or regular first-class mail, no return receipt requested.

9 (2) For the purposes of this article, a "mortgagee or lienor of  
10 record" shall include only those mortgagees or lienholders whose inter-  
11 est is recorded in a publicly accessible database or can be provided on  
12 request by the municipal or county registrar, as long as the request  
13 includes, at minimum, the address and borough, block, and lot number of  
14 the subject dwelling, and follows the applicable rules and regulations  
15 of the registrar of the county or municipality in which the property is  
16 located for requesting such information.

17 c. Upon the municipality. Service shall be made at least five days  
18 before the time at which the petition is noticed to be heard upon the  
19 municipality as required by paragraph c of subdivision three of this  
20 section to the official charged with management of the housing standards  
21 department of such municipality, or to an agent duly authorized to  
22 accept service on their behalf, either by personally delivering the  
23 notice of petition and petition or, in the alternative, sending a copy  
24 thereof to the address designated by the official for receipt of service  
25 or, if no such address is designated, to the headquarters of the depart-  
26 ment, by registered or certified mail, return receipt requested, and a  
27 second copy by registered or certified or regular first-class mail, no  
28 return receipt requested.

29 d. Upon non-petitioning tenants. Service shall be made at least five  
30 days before the time at which the petition is noticed to be heard upon  
31 non-petitioning tenants occupying the dwelling by affixing a copy of the  
32 notice of petition and petition upon a conspicuous part of the subject  
33 dwelling or, in the alternative, by mailing a copy of the notice of  
34 petition and petition to each dwelling unit not occupied by a petition-  
35 ing tenant, addressed to "Current Tenant(s)", by registered or certified  
36 mail, and a second copy by registered or certified or regular first-  
37 class mail, no return receipt requested.

38 ~~6. [Notice to non-petitioning tenants. Notice of the proceeding shall~~  
39 ~~be given to the non-petitioning tenants occupying the dwelling by affix-~~  
40 ~~ing a copy of the notice of petition and petition upon a conspicuous~~  
41 ~~part of the subject dwelling]~~ Contesting service. Defects in service of  
42 notice to non-parties are not jurisdictional. The court upon motion or  
43 sua sponte may adjourn the proceeding for five days, or up to ten days  
44 if requested by petitioners, within which time petitioners shall cure  
45 any defects identified by the court.

46 § 4. Subdivisions 1 and 2 of section 772 of the real property actions  
47 and proceedings law, as amended by chapter 877 of the laws of 1982, are  
48 amended to read as follows:

49 1. Allege material facts showing that there exists in such dwelling or  
50 any part thereof one or more of the following: a lack of heat or of  
51 running water or of light or electricity or of adequate sewage disposal  
52 facilities, or any other condition dangerous to life, health or safety,  
53 which has existed for five days, or an infestation of rodents or course  
54 of conduct by the owner or his agents of harassment, illegal eviction,  
55 retaliation as defined by section two hundred twenty-three-b of the real  
56 property law, interference with the right of tenants to form, join or

1 participate in tenants' groups pursuant to section two hundred thirty of  
2 the real property law, continued deprivation of services or other acts  
3 dangerous to life, health or safety; or a business practice of neglect  
4 as defined in subdivision three of section seven hundred seventy of this  
5 article; or the issuance of an order to the owner of such dwelling by  
6 the commissioner of such housing standards department of the city of New  
7 York pursuant to the alternative enforcement program under section  
8 27-2153 of the administrative code of the city of New York, provided  
9 that such dwelling has not been discharged from the program pursuant to  
10 such section and there has not been a determination that the owner has  
11 substantially complied with such order.

12 2. If the petitioners shall be tenants occupying the dwelling, they  
13 shall allege the number of petitioners making the petition and that they  
14 constitute one-third or more of the tenants of said dwelling in occupan-  
15 cy thereof, or, in the case of a single residence dwelling, that they  
16 are the occupants of such dwelling.

17 § 5. Section 774 of the real property actions and proceedings law, as  
18 added by chapter 909 of the laws of 1965, is amended to read as follows:

19 § 774. Trial. 1. Where triable issues of fact are raised, they shall  
20 be tried by the court without a jury at the time when issue is joined.  
21 However, the court [~~, in its discretion,~~] may grant [~~an~~] a single  
22 adjournment of such trial [at] upon request of [~~either~~] any party who  
23 appears, if [~~it determines~~] the requesting party shows that an adjourn-  
24 ment is necessary [~~to enable either of the parties~~] to procure the  
25 necessary witnesses, or upon consent of all the parties who appear. Such  
26 adjournment shall not be for more than five days except by consent of  
27 all the parties who appear.

28 2. The proceeding shall not be adjourned more than once at the request  
29 of the same party except by consent of all the parties who appear, and  
30 such adjournments shall not be for more than five days except by consent  
31 of all the parties who appear.

32 3. The trial must take place each court day whenever the court is in  
33 session until the conclusion of the trial, and accordingly no other  
34 cases should be scheduled on the court's calendar for dates prior to the  
35 anticipated conclusion of the trial, except by consent of all the  
36 parties who appear or during adjournments pursuant to subdivision one or  
37 two of this section.

38 § 6. Subdivision c of section 775 of the real property actions and  
39 proceedings law, as amended by chapter 877 of the laws of 1982, is  
40 amended and a new subdivision d is added to read as follows:

41 c. Any tenant or resident of the dwelling has expressly refused entry  
42 to the owner or his agent with access to a portion of the premises for  
43 the purpose of correcting such condition or conditions after the owner  
44 or their agent provided the tenant or resident with no less than one  
45 week written notice of a desire for access, except where such condition  
46 requires immediate access in order to prevent injury to persons or  
47 damage to property, in which case notice shall be provided by telephone,  
48 email, or by knocking on the tenant or occupant's door at a reasonable  
49 time when he or she would be expected to be present.

50 d. A tenant's request to reschedule dates of access to a time conven-  
51 ient for the tenant or a household member shall not be deemed an express  
52 refusal for the purposes of this section.

53 § 7. Section 776 of the real property actions and proceedings law, as  
54 added by chapter 909 of the laws of 1965, subdivision b as amended by  
55 chapter 877 of the laws of 1982, is amended to read as follows:

56 § 776. Judgment. The court shall render a final judgment either

1 a. Dismissing the petition for failure to affirmatively establish the  
2 allegations thereof or because of the affirmative establishment by the  
3 owner or a mortgagee or lienor of record of a defense or defenses speci-  
4 fied in section seven hundred seventy-five of this article; or

5 b. Directing that (1) the rents due on the date of the entry of such  
6 judgment from the petitioning tenants and the rents due on the dates of  
7 service of the judgment on all other residential and non-residential  
8 tenants occupying such dwelling from such other tenants, shall be depos-  
9 ited with the administrator appointed by the court, pursuant to section  
10 seven hundred seventy-eight of this article; (2) any rents to become due  
11 in the future from all tenants occupying such dwelling shall be deposit-  
12 ed with such administrator as they fall due; (3) such deposited rents  
13 shall be used, subject to the court's direction, to the extent necessary  
14 to remedy the condition or conditions or course of conduct alleged in  
15 the petition and (4) upon the completion of such work in accordance with  
16 such judgment, any remaining surplus shall be turned over to the owner,  
17 together with a complete accounting of the rents deposited and the costs  
18 incurred; and granting such other and further relief as to the court may  
19 seem just and proper. A certified copy of such judgment shall be served  
20 personally, by the administrator appointed by the court pursuant to  
21 section seven hundred seventy-eight of this article, upon each non-peti-  
22 tioning tenant occupying such dwelling and [~~upon the city of New York~~]  
23 the housing standards department by service as provided in subdivision  
24 five of section seven hundred seventy-one of this article. If personal  
25 service on any such non-petitioning tenant cannot be made with due dili-  
26 gence, service on such tenant shall be made by affixing a certified copy  
27 of such judgment on the entrance door of such tenant's apartment, store  
28 or other unit and, in addition, within one day after such affixing, by  
29 sending a certified copy thereof by certified or registered mail, return  
30 receipt requested, to such tenant. Any right of the owner of such dwell-  
31 ing to collect such rent moneys from any petitioning tenant of such  
32 dwelling on or after the date of entry of such judgment, and from any  
33 non-petitioning tenant of such dwelling on or after the date of service  
34 of such judgment on such non-petitioning tenant as herein provided,  
35 shall be void and unenforceable to the extent that such petitioning or  
36 non-petitioning tenant, as the case may be, has deposited such moneys  
37 with the administrator in accordance with the terms of such judgment,  
38 regardless of whether such right of the owner arises from a lease,  
39 contract, agreement or understanding heretofore or hereafter made or  
40 entered into or arises as a matter of law from the relationship of the  
41 parties or otherwise. It shall be a valid defense in any action or  
42 proceeding against any such tenant to recover possession of real proper-  
43 ty for the non-payment of rent or for use or occupation to prove that  
44 the rent alleged to be unpaid was deposited with the administrator in  
45 accordance with the terms of a judgment entered under this section.

46 c. Directing the owner to provide written notice to the court, court-  
47 appointed administrator, housing standards department, and petitioning  
48 tenants within ten days of entering into a contract of sale with a  
49 prospective purchaser of the premises.

50 d. Neither the owner nor a court-appointed administrator shall, with-  
51 out good cause, serve a notice to quit upon any tenant or commence any  
52 action to recover real property or summary proceeding to recover  
53 possession of real property, or substantially alter the terms of a  
54 tenant's lease, including, but not limited to, refusing to continue a  
55 tenancy of the tenant upon expiration of the tenant's lease, to renew  
56 the lease or offer a new lease, or offering a new lease with a rent

1 increase equal to or greater than five percent above the current lease,  
2 within one year of a judgment pursuant to this section; provided, howev-  
3 er, that an owner shall not be required under this section to offer a  
4 new lease or a lease renewal for a term greater than one year.

5 § 8. Section 777 of the real property actions and proceedings law is  
6 REPEALED.

7 § 9. Section 778 of the real property actions and proceedings law, as  
8 amended by chapter 963 of the laws of 1974, subdivisions 1 and 6 as  
9 amended and subdivision 11 as added by chapter 455 of the laws of 2013,  
10 the opening paragraph of subdivision 1 as amended by chapter 48 of the  
11 laws of 2015, subdivision 3 as amended by chapter 305 of the laws of  
12 1978, subdivision 4 as added by chapter 521 of the laws of 1979, subdi-  
13 vision 5 as added by chapter 769 of the laws of 1981, subdivision 7 as  
14 added by chapter 737 of the laws of 1985, subdivisions 8 and 9 as added  
15 by chapter 95 of the laws of 1989, subdivision 10 as amended by chapter  
16 40 of the laws of 2001, paragraph (a) of subdivision 10 as amended by  
17 chapter 387 of the laws of 2003 and paragraph (b) of subdivision 10 as  
18 amended by chapter 265 of the laws of 2009, is amended to read as  
19 follows:

20 § 778. Appointment of administrator. 1. The court is authorized and  
21 empowered, in implementation of a judgment rendered pursuant to section  
22 seven hundred seventy-six [~~or seven hundred seventy seven~~] of this arti-  
23 cle, to appoint a person other than the owner, a mortgagee or lienor, to  
24 receive and administer the rent moneys or security deposited with such  
25 owner, mortgagee or lienor, subject to the court's direction. The court  
26 may appoint the [~~commissioner of the department of the city of New York~~  
27 ~~charged with enforcement of the housing maintenance code of such city~~]  
28 official charged with managing the housing standards department or the  
29 commissioner's designee as such administrator, provided that the commis-  
30 sioner or the commissioner's designee shall consent, in writing, to such  
31 appointment. Any administrator is authorized and empowered in accordance  
32 with the direction of the court, to order the necessary materials, labor  
33 and services to remove or remedy the conditions specified in the judg-  
34 ment, and to make disbursements in payment thereof; and to demand,  
35 collect and receive the rents from the tenants; and to institute all  
36 necessary legal proceedings including, but not limited to, summary  
37 proceedings for the removal of any tenant or tenants; and to rent or  
38 lease for terms not exceeding three years any part of said premises,  
39 however, the court may direct the administrator to rent or lease commer-  
40 cial parts of said premises for terms that the court may approve. In  
41 addition, such administrator is authorized and empowered in accordance  
42 with the direction of the court to accept and repay such moneys as may  
43 be received from the housing standards department [~~charged with enforce-~~  
44 ~~ment of the housing maintenance code of the city of New York~~] for the  
45 purpose of managing the premises, replacing or substantially rehabili-  
46 tating systems or making other repairs or capital improvements author-  
47 ized by the court. All moneys expended by the department pursuant to the  
48 foregoing shall constitute a debt recoverable from the owner and a lien  
49 upon the building and lot, and upon the rents and other income thereof.  
50 Such lien shall be enforced in accordance with the provisions of article  
51 eight of subchapter five of the housing maintenance code of the city of  
52 New York, or in accordance with any applicable provisions for all other  
53 counties. Such administrator, shall, upon completion of the work  
54 prescribed in such judgment, file with the court a full accounting of  
55 all receipts and expenditures for such work. Such administrator shall

1 dispose of the rents and other monies deposited with such administrator  
2 according to the following order of priority:

3 (a) Payment in full for all of the work specified in the judgment,  
4 fuel bills, fire and liability insurance, and bills for ordinary repairs  
5 and maintenance, including correcting conditions in violation of the  
6 law. Until all of the work specified in the judgment has been completed  
7 and payment for such work has been made, no other disbursements shall be  
8 permitted[~~, except for fuel bills, fire and liability insurance, and~~  
9 ~~bills for ordinary repairs and maintenance~~].

10 (b) Payment of a reasonable amount for the services of such adminis-  
11 trator, including reimbursement of any legal fees incurred by such  
12 administrator in connection with management of the building.

13 (c) Payment of outstanding real property tax liens claimed by [~~the~~  
14 ~~city of New York~~] any municipality or county in which the dwelling is  
15 located.

16 (d) Payment of outstanding emergency repair liens filed and recorded  
17 by [~~the city of New York~~] any municipality or county in which the dwell-  
18 ing is located and outstanding liens filed and recorded by [~~the city~~]  
19 such municipality or county pursuant to this section.

20 (e) Abatements for all tenants of up to twenty-five percent of rent  
21 for the period during which the administrator is appointed. Nothing in  
22 this paragraph shall prevent any tenant from prosecuting a claim in a  
23 court of competent jurisdiction for breach of warranty of habitability;  
24 however, any resulting relief from such claim will be reduced by the  
25 amount of the abatement awarded herein.

26 (f) Payment to the owner of any surplus remaining after payments of  
27 paragraphs (a) through [~~(d)~~] (e) of this subdivision have been made.

28 2. Unless the administrator is the [~~city of New York~~] municipality or  
29 county, the court may allow from the rent moneys or security on deposit  
30 a reasonable amount for services of such administrator.

31 3. Unless such administrator is the [~~city of New York~~] municipality or  
32 county, the administrator so appointed shall furnish a bond, the amount  
33 and form of which shall be approved by the court. In its discretion and  
34 for good cause shown, the court may dispense with the necessity for a  
35 bond. The cost of a required bond shall be paid from the moneys so  
36 deposited.

37 4. Such administrator shall file a transcript of the judgment appoint-  
38 ing [~~him~~] them with the county clerk within fifteen days of [~~his~~] their  
39 appointment.

40 5. The duties of such administrator shall not be affected by the  
41 appointment of a receiver in an action to foreclose a mortgage on the  
42 premises, except that the rights of the owner, including the right to  
43 any surplus, pursuant to paragraph [~~(e)~~] (f) of subdivision one of this  
44 section, shall pass to the receiver. The court in which the action to  
45 foreclose a mortgage on the premises is pending may appoint such admin-  
46 istrator to serve as receiver in that action in addition to [~~his~~] their  
47 duties as administrator pursuant to this article.

48 6. Such administrator shall be liable only in his or her official  
49 capacity for injury to persons and property by reason of conditions of  
50 the premises in a case where an owner would have been liable; he or she  
51 shall not have any liability in his or her personal capacity. Appoint-  
52 ment of an administrator pursuant to subdivision one of this section  
53 shall not relieve an owner of liability for injury to persons and prop-  
54 erty in such case.

55 7. No [~~city~~] municipality or county specified in section seven hundred  
56 sixty-nine of this article shall be liable to any party, including such

1 administrator or the owner, for injury to persons or property by reason  
2 of conditions of the premises or the acts or omissions of such adminis-  
3 trator, except that when the [~~city of New York~~] municipality or county  
4 is appointed administrator, liability shall be determined in accordance  
5 with subdivision six of this section.

6 8. The commissioner of the department of the city of New York charged  
7 with the enforcement of the housing maintenance code of such city shall  
8 promulgate rules and regulations regarding criteria for the selection of  
9 administrators to be appointed pursuant to this section and shall estab-  
10 lish and maintain a list of organizations and persons approved by such  
11 department.

12 If the dwelling is located outside the city of New York,  
13 the official charged with management of the housing standards department  
14 shall promulgate rules and regulations regarding criteria for the  
15 selection of administrators to be appointed pursuant to this section and  
16 may establish and maintain a list of organizations and persons approved  
17 by such department. Unless the administrator is the [~~city of New York~~]  
18 municipality or county, any person appointed as an administrator within  
19 such city shall be selected from among the organizations and persons  
20 approved as administrators pursuant to such list, any organizations or  
21 individuals submitted to the court for consideration by the petitioning  
22 tenants pursuant to paragraph (a) of this subdivision, and the petition-  
23 ing tenants deemed to have sufficient knowledge and expertise to serve  
24 as the administrator.

25 (a) Where an article seven-A proceeding is initiated by tenants, the  
26 petitioning tenants shall have the right to submit to the court a list  
27 of three preferred organizations and/or individuals selected from the  
28 approved list of administrators provided that, if the tenants find no  
29 organization or individual on the list to be suitable, the tenants may  
30 nominate organizations or individuals outside of the list, including  
31 from among the petitioning tenants, along with a summary of each nomi-  
32 nee's experience and credentials, for consideration by the court.

33 (b) Where petitioning tenants have submitted preferred organizations  
34 and/or individuals selected from the approved list of administrators,  
35 the court must appoint an administrator from among the petitioning  
36 tenants' preferred approved administrators absent good cause to the  
37 contrary.

38 (c) Where petitioning tenants have not submitted preferred organiza-  
39 tions or individuals or where the court declines to appoint an adminis-  
40 trator from among the petitioning tenants' preferred administrators or  
41 nominees, priority of appointment shall be given to not-for-profit  
42 corporations formed for the purpose of preserving or developing afford-  
43 able housing whenever there is no eligible for-profit organization or  
44 individual that is clearly more competent.

45 9. (a) Such administrator shall, within thirty days of appointment,  
46 file with the court a plan for the provision of essential services and  
47 for the correction of such other hazardous conditions as may exist at  
48 the premises, specifying dates by which such services shall be provided  
49 and such conditions corrected. If such administrator cannot provide such  
50 services and correct such conditions by the dates specified in the plan,  
51 [~~he~~] they shall be required to file with the court an amendment to the  
52 plan setting forth the reasons why such services and corrections could  
53 not be provided by such date and specifying new dates for such services  
54 and corrections. Such plan and any amendments to such plan shall be  
55 provided to the tenants by first-class or registered or certified mail  
56 [~~or~~] and by conspicuously posting in a common area of the building, and  
to the owner of record by first-class or registered or certified mail.

1 (b) Where an organization has been appointed as the administrator,  
2 such administrator shall promptly delegate the responsibilities to a  
3 single individual and inform the court of such designation within thirty  
4 days. Such person shall remain accountable to the court as the adminis-  
5 trator's representative until the administrator's discharge.

6 10. (a) Where a building for which an administrator has been appointed  
7 pursuant to this section is transferred to a new owner at any time  
8 following the appointment of such administrator, whether or not such  
9 building remains subject to such administrator, the housing standards  
10 department [~~charged with enforcement of the housing maintenance code of~~  
11 ~~the city of New York~~] may enter into a regulatory agreement with such  
12 new owner. Such regulatory agreement may impose such terms and condi-  
13 tions upon the operation and repair of such building as such department  
14 may determine. Notwithstanding any general, special or local law to the  
15 contrary, such regulatory agreement may provide that, upon transfer of  
16 such building to the new owner, any outstanding liens filed with and  
17 recorded by the city pursuant to this section or pursuant to section  
18 three hundred nine of the multiple dwelling law shall immediately be  
19 reduced to zero, provided that such regulatory agreement shall require,  
20 in consideration for such reduction to zero, the provision of adequate,  
21 safe and sanitary housing accommodations for persons of low income for a  
22 period of not less than [~~thirty~~] ninety-nine years. Any regulatory  
23 agreement pursuant to this subdivision shall include a certification by  
24 the new owner of the real property that (i) the prior owner has no  
25 direct or indirect interest in such real property, and (ii) the prior  
26 owner has no direct or indirect interest in such new owner.

27 (b) On or about June thirtieth, two thousand [~~nine~~] twenty-two and for  
28 every three years thereafter for as long as the program continues to be  
29 in effect, the [~~city~~] municipality or county shall submit a report to  
30 the governor, the temporary president of the senate, the speaker of the  
31 assembly, the minority leader of the senate and the minority leader of  
32 the assembly. Each report following the initial report shall describe  
33 the program activities carried out during the three prior calendar years  
34 pursuant to this subdivision.

35 11. (a) The court may only discharge an administrator if the owner  
36 makes a prima facie showing that the conditions and course of conduct  
37 which required the appointment of the article seven-A administrator have  
38 been cured and that the owner has a detailed plan for the continued  
39 maintenance and operation of the dwelling, the owner has paid in full or  
40 entered into a payment agreement to pay in full all outstanding real  
41 property tax liens claimed by [~~the city of New York~~] any municipality or  
42 county in which the dwelling is located, all outstanding emergency  
43 repair liens filed and recorded by [~~the city of New York~~] any munici-  
44 pality or county in which the dwelling is located, all outstanding  
45 charges and liens assessed in connection to the alternative enforcement  
46 program authorized by section 27-2153 of the administrative code of the  
47 city of New York, and outstanding liens filed and recorded by [~~the city~~]  
48 such municipality or county pursuant to this section. The provisions of  
49 this subdivision shall not apply to buildings transferred pursuant to  
50 subdivision ten of this section.

51 (b) A detailed plan for the continued maintenance of the operations of  
52 the dwelling shall include sufficient submissions for the court to eval-  
53 uate the owner's willingness and ability to make repairs, including  
54 specifying the repairs they will undertake, an estimated budget, a time-  
55 table for doing so, identifying the source of funds for those expendi-  
56 tures, and balance sheets or income statements.

1 (c) In assessing an owner's fitness for the continued maintenance and  
2 operation of the dwelling, the court shall consider the conditions of  
3 other properties owned or managed by the owner and shall not discharge  
4 the article seven-A administrator where it is found that the owner oper-  
5 ates a separate property or separate properties at a standard which is  
6 contrary to public health and safety. The court may rely on the visually  
7 displayed or the printed computerized violation files of the department  
8 responsible for maintaining such files and all other computerized data  
9 as shall be relevant to the enforcement of state and local laws for the  
10 establishment and maintenance of housing standards.

11 12. (a) Where a judgment has been entered pursuant to section seven  
12 hundred seventy-eight of this article, the municipality must, within six  
13 months of such a judgment, certify a finding pursuant to paragraph (c)  
14 of subdivision one of section nineteen hundred seventy-one of this chap-  
15 ter.

16 (b) Where a finding of abandonment has been certified, the munici-  
17 pality may commence a proceeding pursuant to section nineteen hundred  
18 seventy-three of this chapter, or, in the alternative, authorize the  
19 court-appointed administrator to sell the property to a purchaser  
20 approved by the court pursuant to section seven hundred eighty-four of  
21 this article.

22 (c) Notice of such authorization must be issued to all owners, mortga-  
23 gors, lienors and lessees of record pursuant to section nineteen hundred  
24 seventy-two of this chapter, as well as to all tenants of the subject  
25 building.

26 (d) Any owner, mortgagor, lienor or lessee may challenge the authori-  
27 zation of sale, provided that the burden of proof is on the challenging  
28 party to demonstrate its capacity to resume control of the premises  
29 pursuant to subdivision eleven of this section.

30 § 10. Section 779 of the real property actions and proceedings law, as  
31 amended by chapter 95 of the laws of 1989, is amended to read as  
32 follows:

33 § 779. Presentation or settlement of accounts. The court shall  
34 require the keeping of written accounts itemizing the receipts and  
35 expenditures under an order issued pursuant to section seven hundred  
36 seventy-six [~~or seven hundred seventy seven~~] of this article, which  
37 shall be open to inspection by the owner, any mortgagee or lienor or any  
38 other person having an interest in such receipts or expenditures  
39 provided, however, notwithstanding any other provision of law to the  
40 contrary, such information as may be in the possession of the [~~city of~~  
41 ~~New York with the department charged with the enforcement of the housing~~  
42 ~~maintenance code of such city~~] housing standards department shall be  
43 available from such department for inspection only by the owner, tenant  
44 of such property, or person having a recorded interest in the property.  
45 Upon motion of the court or the administrator or of the owner, any mort-  
46 gagee or lienor of record or of any person having an interest, or the  
47 petitioning tenants, the court may require a presentation or settlement  
48 of the accounts with respect thereto. Notice of a motion for presenta-  
49 tion or settlement of such accounts shall be served on the owner, any  
50 mortgagee or other lienor of record who appeared in the proceeding and  
51 [~~any person having an interest in such receipts or expenditures~~] the  
52 petitioning tenants.

53 § 11. Section 782 of the real property actions and proceedings law, as  
54 amended by chapter 877 of the laws of 1982, is amended to read as  
55 follows:

1 § 782. " Dwelling " defined. As used in this article, the term " dwell-  
2 ing " shall mean any building or structure or portion thereof which is  
3 occupied in whole or in part as the home, residence or sleeping place of  
4 one or more human beings and is either rented, leased, let or hired out,  
5 to be occupied, or is occupied as the residence or home of [~~three~~] one  
6 or more families [~~living independently of each other~~]; or is a garden-  
7 type maisonette dwelling project as defined in the multiple dwelling law  
8 or other similar dwellings which in their aggregate are arranged or  
9 designed to provide three or more apartments, have common facilities  
10 such as but not limited to a sewer line, water main, or heating plant  
11 and are operated as a unit under common ownership, notwithstanding that  
12 certificates of occupancy were issued for portions thereof as one or two  
13 family dwellings or that the dwellings are not a multiple dwelling as  
14 defined in the multiple dwelling law. " Dwelling " shall also include  
15 premises zoned for mixed residential and commercial use, provided that a  
16 portion of such premises are, in fact, occupied by one or more tenants  
17 for residential purposes.

18 § 12. Section 783 of the real property actions and proceedings law, as  
19 added by chapter 95 of the laws of 1989, is amended to read as follows:

20 § 783. Defense of warranty of habitability inapplicable. Notwith-  
21 standing any other provision of law, in any proceeding for the payment  
22 of rent commenced by an administrator appointed pursuant to this arti-  
23 cle, the provisions of section two hundred thirty-five-b of the real  
24 property law pertaining to the warranty of habitability shall not be a  
25 defense to such a proceeding for rent which accrues during the period of  
26 time that a judgment or an order pursuant to this article is in effect,  
27 unless the court determines that the conditions upon which such defense  
28 is based were caused by the failure of such administrator to perform his  
29 duties in a reasonable manner. The burden of showing performance of  
30 duties in a reasonable manner shall be made by the administrator in such  
31 summary proceeding.

32 § 13. The real property actions and proceedings law is amended by  
33 adding a new section 784 to read as follows:

34 § 784. Sale of premises; court review. Prior to entering into any  
35 contract of sale of the premises subject to judgment, an owner, adminis-  
36 trator, mortgagor, or lienor shall submit the proposed contract of sale  
37 for review before the court.

38 § 14. The real property actions and proceedings law is amended by  
39 adding a new section 785 to read as follows:

40 § 785. Waiver void. Any provision of a lease or other agreement where-  
41 by any provision of this article for the benefit of a tenant, resident  
42 or occupant of a dwelling is waived, shall be deemed against public  
43 policy and shall be void.

44 § 15. Paragraph 5 of subdivision (a) of section 110 of the New York  
45 city civil court act, as amended by chapter 849 of the laws of 1977, is  
46 amended to read as follows:

47 (5) Actions and proceedings under article seven-A of the real property  
48 actions and proceedings law, and all summary proceedings to recover  
49 possession of residential premises to remove tenants therefrom, and to  
50 render judgment for rent due, including without limitation those cases  
51 in which a tenant alleges a defense under section seven hundred fifty-  
52 five of the real property actions and proceedings law, relating to stay  
53 or proceedings or action for rent upon failure to make repairs, section  
54 three hundred two-a of the multiple dwelling law, relating to the abate-  
55 ment of rent in case of certain violations of section D26-41.21 of such  
56 housing maintenance code. Where one or multiple parts within the housing

1 part have been designated to hear trials, actions and proceedings under  
2 article seven-A of the real property actions and proceedings law, such  
3 proceedings shall be held before those trial parts and not before the  
4 part within the housing part.

5 § 16. Subdivision (e) of section 202 of chapter 570 of the laws of  
6 1909, relating to the establishment of the city court of Buffalo, as  
7 added by chapter 516 of the laws of 1978, is amended to read as follows:

8 (e) [~~All~~] Actions and proceedings under article seven-A of the real  
9 property actions and proceedings law, and all summary proceedings to  
10 recover possession of residential premises to remove tenants therefrom,  
11 and to render judgment for rent due, in which a tenant alleges a defense  
12 under section seven hundred fifty-five of the real property actions and  
13 proceedings law, relating to stay or proceedings or action for rent upon  
14 failure to make repairs, section three hundred two-a of the multiple  
15 dwelling law, relating to the abatement of rent in case of certain  
16 violations of any housing codes, and section two hundred thirty-five-b  
17 of the real property law, relating to a landlord's duty to maintain  
18 habitable premises, or any other law involving housing code enforcement.  
19 The administrative judge of Buffalo city court may, in [~~his~~] their  
20 discretion, empower the housing part to hear all summary proceedings to  
21 recover possession of residential premises, regardless of whether a  
22 tenant alleges a defense, at any time when [~~he~~] the administrative judge  
23 feels that housing part is capable of handling all such summary  
24 proceedings.

25 § 17. Subdivision (e) of section 3 of chapter 464 of the laws of 2021  
26 relating to enacting the Rochester housing court act, is amended to read  
27 as follows:

28 (e) [~~All~~] Actions and proceedings under article seven-A of the real  
29 property actions and proceedings law, and all summary proceedings to  
30 recover possession of residential premises to remove tenants therefrom,  
31 and to render judgment for rent due, in which a tenant alleges a defense  
32 under section seven hundred fifty-five of the real property actions and  
33 proceedings law, relating to stay or proceedings or action for rent upon  
34 failure to make repairs, section three hundred five-a of the multiple  
35 residence law, relating to the abatement of rent in case of certain  
36 violations of any housing codes, and section two hundred thirty-five-b  
37 of the real property law, relating to a landlord's duty to maintain  
38 habitable premises, or any other law involving housing code enforcement.  
39 The administrative judge of Rochester city court may, in his or her  
40 discretion, empower the housing part to hear all summary proceedings to  
41 recover possession of residential premises, regardless of whether a  
42 tenant alleges a defense, at any time when he or she feels that housing  
43 part is capable of handling all such summary proceedings.

44 § 18. This act shall take effect on the one hundred eightieth day  
45 after it shall have become a law; provided, however, that the amendments  
46 to subdivision 10 of section 778 of the real property actions and  
47 proceedings law made by section nine of this act shall not affect the  
48 repeal of such subdivision and shall be deemed repealed therewith.