

STATE OF NEW YORK

9671

IN SENATE

May 16, 2024

Introduced by Sen. JACKSON -- 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 public housing law, in relation to establishing equitable repair and maintenance standards for certain buildings

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

1 Section 1. The public housing law is amended by adding a new section
2 19-b to read as follows:

3 § 19-b. Equitable repair and maintenance standards for certain build-
4 ings. 1. The commissioner shall promulgate rules and regulations for
5 equitable repair and maintenance standards for mixed-use residential
6 buildings with twenty or more units which shall include, but not be
7 limited to:

8 (a) A requirement that landlords maintain a log of repair and mainte-
9 nance requests categorized by whether the unit is market-rate, subsi-
10 dized or rent-stabilized. Such log shall be made available for review by
11 the division upon request and shall detail the nature of the maintenance
12 request, the response and completion times, and the repair specifics,
13 while anonymizing tenant information.

14 (b) A requirement that landlords offer uniform service quality across
15 all units, including equal response times and comparable quality in
16 materials and appliances used for repairs. The commissioner shall
17 promulgate comprehensive standards for what constitutes standardized
18 response times and equitable repairs for the purposes of such require-
19 ments.

20 (c) A prohibition on utilizing repair and maintenance services as a
21 form of tenant harassment, and a grievance procedure for tenants to
22 report service-related issues directly to the division.

23 (d) Penalties for non-compliance with rules and regulations promulgat-
24 ed pursuant to this section, including but not limited to fines.

25 2. The division shall have the power to conduct audits and investi-
26 gations to ensure compliance with the rules and regulations promulgated
27 pursuant to this section.

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

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1 3. The division shall annually on or before December thirty-first,
2 publish a report on its public website which provides information on the
3 state of repair and maintenance services provided in mixed-use residen-
4 tial buildings subject to the provisions of this section.

5 § 2. This act shall take effect on the first of January next succeed-
6 ing the date on which it shall have become a law. Effective immediately,
7 the addition, amendment and/or repeal of any rule or regulation neces-
8 sary for the implementation of this act on its effective date are
9 authorized to be made and completed on or before such effective date.