STATE OF NEW YORK

2134

2023-2024 Regular Sessions

IN ASSEMBLY

January 23, 2023

Introduced by M. of A. DINOWITZ -- read once and referred to the Committee on Housing

AN ACT to amend the multiple residence law and the multiple dwelling law, in relation to requiring owners and agents of multiple residences and multiple dwellings to provide names and contact information of residents to emergency personnel

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

Section 1. The multiple residence law is amended by adding a new section 16 to read as follows:

§ 16. Multiple residence emergency information. 1. In the case of an emergency affecting a multiple residence, the owner or agent of such multiple residence shall provide emergency service personnel, upon the request of such emergency service personnel, including but not limited to local police and fire departments, with the names and contact information of all affected residents or occupants as listed in the lease of such multiple residence as is required to ascertain the safety of such residents or occupants. For the purposes of this section, an emergency shall include but not be limited to fires, gas leaks, building collapses, natural disasters, acts of terrorism and other events where the physical safety of residents must be accounted for by ascertaining their whereabouts.

2. The owner or agent of such multiple residence shall update the list of names and contact information of all affected residents or occupants of such multiple residence upon the execution of a new lease, lease renewal or lease amendment. Specific and informed written consent shall be obtained by the owner or agent of the multiple residence from each occupant or resident each time the list is updated and no occupant's or resident's name or contact information shall be included in such list without their specific and informed written consent. Written notice shall be provided to the occupant or resident about the contact list and

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

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shall include but not be limited to that such list is maintained by the owner and the potential impact of opting-out.

3. Such list of names and contact information shall only be maintained for the purpose of an emergency evacuation and shall not be disseminated, used or accessed by emergency services personnel for any other purposes.

§ 2. The multiple dwelling law is amended by adding a new section 15 to read as follows:

§ 15. Multiple dwelling emergency information. 1. In the case of an emergency affecting a multiple dwelling, the owner or agent of such multiple dwelling shall provide emergency service personnel, upon the request of such emergency service personnel, including but not limited to local police and fire departments, with the names and contact information of all affected residents or occupants as listed in the lease of such multiple dwelling as is required to ascertain the safety of such residents or occupants. For the purposes of this section, an emergency shall include but not be limited to fires, gas leaks, building collapses, natural disasters, acts of terrorism and other events where the physical safety of residents must be accounted for by ascertaining their whereabouts.

2. The owner or agent of such multiple dwelling shall update the list of names and contact information of all affected residents or occupants of such multiple dwelling upon the execution of a new lease, lease renewal or lease amendment. Specific and informed written consent shall be obtained by the owner or agent of the multiple dwelling from each occupant or resident each time the list is updated and no occupant's or resident's name or contact information shall be included in such list without their specific and informed written consent. Written notice shall be provided to the occupant or resident about the contact list and shall include but not be limited to that such list is maintained by the owner and the potential impact of opting-out.

3. Such list of names and contact information shall only be maintained for the purpose of an emergency evacuation and shall not be disseminated, used or accessed by emergency services personnel for any other purposes.

§ 3. This act shall take effect on the ninetieth day after it shall have become a law.