

# STATE OF NEW YORK

6048

2023-2024 Regular Sessions

## IN ASSEMBLY

March 31, 2023

Introduced by M. of A. TAPIA, DE LOS SANTOS -- read once and referred to the Committee on Governmental Operations

AN ACT to amend the executive law and the administrative code of the city of New York, in relation to establishing a private right of action for tenants alleging a failure to keep and maintain self-closing doors

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

Section 1. Section 382 of the executive law is amended by adding a new subdivision 5 to read as follows:

5. a. A lawful occupant of a dwelling unit or a group of such occupants in a building may bring an action alleging a violation of the uniform code for failure to keep and maintain self-closing doors in any court of competent jurisdiction. If such court finds that an owner of such building is in violation of such uniform code, such court shall, in addition to any other relief such court determines to be appropriate:

i. award to each such occupant (A) compensatory damages and, in such court's discretion, punitive damages or (B) at the election of each occupant, damages of one thousand dollars;

ii. award to such occupants reasonable attorneys' fees and court costs; and

iii. issue an order to such owner to remedy the conditions related to such self-closing doors.

b. Such occupant or occupants shall not be relieved of the obligation to pay rent for which such occupant or occupants are otherwise liable to an owner. Any monetary relief awarded to such occupant or occupants pursuant to paragraph a of this subdivision shall be reduced by any amount of delinquent rent or other sum for which such court finds such occupant or occupants to be liable to such owner.

c. This subdivision does not limit or abrogate any claim or cause of action a person has under common law or by other law or rule. The

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

LBD06119-01-3

1 provisions of this subdivision are in addition to any other remedies  
2 that may be provided for under common law or by other law or rule.

3 d. Nothing contained in this subdivision shall be construed as creat-  
4 ing any private right of action against a local government or any agency  
5 or employee thereof.

6 § 2. The administrative code of the city of New York is amended by  
7 adding a new section 27-2114-a to read as follows:

8 § 27-2114-a Private right of action. a. A lawful occupant of a dwell-  
9 ing unit or a group of such occupants in a building may bring an action  
10 alleging a violation of this code for failure to keep and maintain self-  
11 closing doors in any court of competent jurisdiction. If such court  
12 finds that an owner of such building is in violation of such code, such  
13 court shall, in addition to any other relief such court determines to be  
14 appropriate:

15 1. award to each such occupant (i) compensatory damages and, in such  
16 court's discretion, punitive damages or (ii) at the election of each  
17 occupant, damages of one thousand dollars;

18 2. award to such occupants reasonable attorneys' fees and court costs;  
19 and

20 3. issue an order to such owner to remedy the conditions related to  
21 such self-closing doors.

22 b. Such occupant or occupants shall not be relieved of the obligation  
23 to pay rent for which such occupant or occupants are otherwise liable to  
24 an owner. Any monetary relief awarded to such occupant or occupants  
25 pursuant to subdivision a of this section shall be reduced by any amount  
26 of delinquent rent or other sum for which such court finds such occupant  
27 or occupants to be liable to such owner.

28 c. This section does not limit or abrogate any claim or cause of  
29 action a person has under common law or by other law or rule. The  
30 provisions of this section are in addition to any other remedies that  
31 may be provided for under common law or by other law or rule.

32 d. Nothing contained in this section shall be construed as creating  
33 any private right of action against the city or any agency or employee  
34 thereof.

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