6772--A

2023-2024 Regular Sessions

## IN ASSEMBLY

May 8, 2023

Introduced by M. of A. BURGOS, GIBBS, HYNDMAN, BENEDETTO, ZEBROWSKI, SLATER, ZACCARO -- read once and referred to the Committee on Housing -- recommitted to the Committee on Housing in accordance with Assembly Rule 3, sec. 2 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the administrative code of the city of New York, in relation to certain housing accommodations; and to amend chapter 576 of the laws of 1974, constituting the emergency tenant protection act of nineteen seventy-four, in relation to certain hardship provisions

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

Section 1. Subdivision c of section 26-511 of the administrative code 1 2 of the city of New York is amended by adding a new paragraph 16 to read 3 as follows: 4 (16) provides that, notwithstanding any other provision of this chap-5 ter to the contrary, when a housing accommodation subject to this chap-6 ter has been vacated after continuous tenancy or occupancy of ten years 7 or more prior to vacancy, and the owner can demonstrate restoration of 8 the unit as set forth in section 26-511.2 of this chapter, the new legal 9 regulated rent shall be the rent agreed to by the owner and first tenant 10 after such restoration and reserved in a lease or other rental agree-11 ment; provided that such new legal regulated rent: (i) shall not exceed 12 the section 8 voucher payment standard adopted by a local public housing agency for a unit of the same size and located within the same zip code 13 14 that was in effect at the time the lease was executed; and (ii) may be 15 adjusted on audit by the division under section 26-511.2 of this chap-16 ter, or on application of a tenant or owner under section 26-513.1 of 17 this chapter. The legal regulated rent adjustment set forth in this 18 paragraph shall be known as the local regulated housing restoration

19 adjustment.

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

LBD10320-18-4

2 adding a new section 26-511.2 to read as follows: \$ 26-511.2 The local regulated housing restoration adjustment. A. 7 4 division of housing and community renewal. the "division" shall esti- 5 lish a notification procedure and documentation submission guidelin 7 for the local regulated housing restoration adjustment sha 8 be limited to: (1) XFF test results or other documentation demonstrating a lead-fr 9 housing accommodation under applicable local definitions: (2) any required tenant protection plans or similar submissions to 1 9 local building department in connection with such restoration: (3) any required contractor licenses or certifications: (4) list and specifications of new electric appliances installed: (5) before and after photos: (6) lease or rental agreement listing new legal regulated rent; (7) evidence of renting to a housing subsidy voucher holder, or if 8 section 8 voucher payment standard adopted by a local public housis 9 agency for a unit of the same size and located within the same size or 9 that was in effect at the time the lease was executed: (6) lease of a priving that, as of the date of the commensent of 1 9 incoming tenant's lease, any physical condition within the unit that y 9 the basis for a previously issued violation has been corrected; and (1) for units vacated after the effective date of this section, a for 9 to be promulgated by the division and signed by the previous tenant 9 affirming that the vacatur prior to the local regulated housing restor 9 to adjustment was voluntary and not the result of unlawful own 9 harssment. In considering the sufficient ocumentation, vacat 9 shall be presumed voluntary and not the result of unlawful own 9 (i) the owner recovered possession of the unit through judic 9 proceedings. (ii) the owner demonstrates handonment of the unit through 9 units that are rented within a thrty-six-month period aff 9 determination by the division that the owner has engaged in unlawf 9 harssment with respect to the unit: 9 (1) for units that are rented within		
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<ul> <li>2 lease was executed. Such audit shall be initiated within one year of the filing of an annual apartment registration indicating an adjustment to the legal regulated rent under the local regulated housing restoration adjustment; and</li> <li>(2) if an audit under this subdivision determines that (i) an owner has failed to submit documentation set forth in subdivision aof this gettion and the owner then fails to submit any missing documentation of the same size on and the owner then fails to submit any missing documentation after sixty days' written notice from the division, or (ii) the local housing restoration adjustment exceeds the section 8 voucher payment standard adopted by a local public housing agency for a unit of the same size nod located within the same zip code that was in effect at the time in effect at the time the lease was executed, the division shall set the subject unit's legal regulated rent at an amount equal to seventy-five percent of the same size and located within the same zip code that was in effect at the test ins the lease was executed. except that the legal regulated rents for units subject to housing subsidy vouchers shall be established at the contract rent amount approved by the agency administring the voucher.</li> <li>(3) Any required refunds shall be made in accordance with section days regures to neity duals and families with housing subsidy vouchers or that are in communities of need. the division shall establish incentive, in addition to those already contained in this section, for housing year and low-income sin codes.</li> <li>(a) The administrative code of the city of New York is amended by adding a new section 26-513.1 to read as follows:</li> <li>(b) adding a new section for dousing restoration adjustment, s. The tenant of local regulated housing restoration adjustment.</li> <li>(c) a division shall be subject to the following:</li> <li>(d) in the application, the tenant must allege that the local regulated housing restoration adjustment. S. The tenant of a hous</li></ul>	1	and located within the same zip code that was in effect at the time the
<ul> <li>4 to the legal regulated rent under the local regulated housing restoration adjustment; and</li> <li>(2) if an audit under this subdivision determines that (i) an owner has failed to submit documentation set forth in subdivision a of this section and the owner then fails to submit any missing documentation after sixty days' written notice from the division, or (ii) the local housing restoration adjustment exceeds the section 8 voucher payment standard adopted by a local public housing agency for a unit of the same size and located within the same zip code that was in effect at the time the lease was executed, the division shall set the subject unit's legal regulated rent at an amount equal to seventy-five percent of the section 8 voucher payment standard adopted by a local public housing agency for a unit of the same size and located within the same zip code that was in effect at the time the lease was executed. except that the legal regulated rents for units subject to housing subsidy vouchers shall be stablished at the contract rent amount approved by the agency administering the voucher.</li> <li>(3) Any required refunds shall be made in accordance with section 26-531.1 of this chapter.</li> <li>(4) To encourage rental of units subject to a local housing restoration adjustment to individuals and families with housing subsidy vouchers or that are in communities of need, the division shall establish incentives, in addition to those already contained in this section, for housing incoviders who rent to housing subsidy voucher holders located in very low- and low-income zip codes.</li> <li>(2) A. The administrative code of the city of New York is amended by adjug a new section 26-513.1 to read as part of the local regulated housing restoration adjustment, a. The tenant of a housing accommodation that was vacant on, or became vacant after, June 14, 2019, and has been subject to the local regulated housing restoration adjustment. To the local regulated housing restoration diputement, ast file with the appl</li></ul>	2	lease was executed. Such audit shall be initiated within one year of
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<ul> <li>(2) if an audit under this subdivision determines that (i) an owner has failed to submit documentation set forth in subdivision a of this section and the owner then fails to submit any missing documentation after sixty days' written notice from the division, or (ii) the local housing restoration adjuatment exceeds the section 8 voucher payment standard adopted by a local public housing agency for a unit of the same siz and located within the same zip code that was in effect at the time the lease was executed, the division shall set the subject unit's legal requires a concern standard adopted by a local public housing agency for a unit of the same size and located within the same zip code that was in effect at the time the lease was executed. except that the legal requires the at the contract rent amount approved by the agency administering the voucher.</li> <li>(3) Any required refunds shall be made in accordance with section 26-513.1 of this chapter.</li> <li>(4) To encourage rental of units subject to a local housing restoration adjustment to individuals and families with housing subsidy vouchers or that are in communities of need, the division shall establish incentives, in addition to those already contained in this section. For housing new section 26-513.1 of the local required housing restoration adjustment shall be governed by the same laws governing access to building and apartment registrations filed with the division.</li> <li>§ 3. The administrative code of the city of New York is amended by adding a new section 26-513.1 to read a follows:</li> <li>§ 26-513.1 application for adjustment of a local required housing restoration adjustment. A. The tenant of a local required that spectra and adjustment and the section section adjustment of a local required housing restoration adjustment and the apartment registration adjustment and the apartment registration adjustment accommodation that was vacant on, or became vacant after, June 14. 2019, and has been subject to the local required housing resto</li></ul>	4	to the legal regulated rent under the local regulated housing restora-
<ul> <li>7 has failed to submit documentation set forth in subdivision a of this</li> <li>8 section and the owner then fails to submit any missing documentation</li> <li>9 after sixty days' written notice from the division, or (ii) the local</li> <li>10 housing restoration adjustment exceeds the section 8 voucher payment</li> <li>11 standard adopted by a local public housing agency for a unit of the same</li> <li>12 size and located within the same zip code that was in effect at the time</li> <li>13 the lease was executed, the division shall set the subject unit's legal</li> <li>14 requilated rent at an amount equal to seventy-five percent of the section</li> <li>15 s voucher payment standard adopted by a local public housing agency for</li> <li>a unit of the same size and located within the same zip code that was in</li> <li>16 effect at the time the lease was executed, except that the legal requilated rents for units subject to housing subsidy vouchers shall be</li> <li>16 established at the contract rent amount approved by the agency administering the voucher.</li> <li>17 d. Any required refunds shall be made in accordance with section</li> <li>26 2513.1 of this chapter.</li> <li>d. To encourage rental of units subject to a local housing restoration</li> <li>adjustment to individuals and families with housing subsidy vouchers or</li> <li>that are in communities of need, the division shall establish incentives, in addition to those aircady contained in this section. for housen</li> <li>ing providers who rent to housing subsidy voucher holders located in</li> <li>very low- and low-income zip codes.</li> <li>§ 26-513.1 application for adjustment shall be governed by the same laws</li> <li>soverning access to building and payrtment registrations filed with the</li> <li>division.</li> <li>§ 3. The administrative code of the city of New York is amended by</li> <li>ading a new section 26-513.1 to read as follows:</li> <li>§ 26-513.1 Application for adjustment for housing accommodation that</li> <li>was vacant on, o</li></ul>	5	tion adjustment; and
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12 size and located within the same zip code that was in effect at the time 13 the lease was executed, the division shall set the subject unit's legal 14 regulated rent at an amount equal to seventy-five percent of the section 15 8 voucher payment standard adopted by a local public housing agency for 16 a unit of the same size and located within the same zip code that was in 17 effect at the time the lease was executed, except that the legal regu- 18 lated rents for units subject to housing subsidy vouchers shall be 18 established at the contract rent amount approved by the agency adminis- 19 tering the voucher. 10 (3) Any required refunds shall be made in accordance with section 26-513.1 of this chapter. 10 d. To encourage rental of units subject to a local housing restoration 10 adjustment to individuals and families with housing subsidy vouchers or 19 that are in communities of need, the division shall establish incen- 10 tives, in addition to those already contained in this section, for hous- 10 ing providers who rent to housing subsidy voucher holders located in 19 very low- and low-income zip codes. 10 e. Access to the documentation submitted as part of the local regu- 19 lated housing restoration adjustment shall be governed by the same laws 10 governing access to building and apartment registrations filed with the 10 division. 18 § 26-513.1 Application for adjustment of local regulated housing 19 restoration adjustment. a. The tenant of a housing accommodation that 19 was wacant on, or became vacant after, June 14, 2019, and has been 19 subject to the local regulated housing restoration adjustment, may file 19 with the commissioner of housing and community renewal within 120 days 20 after notice has been received under subdivision c of this section an 21 application for the adjustment of the rent for such housing accommo- 22 dation, such application, she tenant must allege that the local regu- 22 payment standard adopted by a local public housing 22 after notice has been received under subdivision c		
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55 answer to any application.

(4) when the local regulated housing restoration adjustment rent 1 amount is determined to exceed the section 8 voucher payment standard 2 3 adopted by a local public housing agency for a unit of the same size and 4 located within the same zip code that was in effect at the time the 5 lease was executed, the commissioner of housing and community renewal б shall order that the legal regulated rent for the subject unit shall be 7 equal to seventy-five percent of the section 8 voucher payment standard 8 adopted by a local public housing agency for a unit of the same size and 9 located within the same zip code that was in effect at the time the 10 lease was executed; except that the legal regulated rents for units 11 subject to housing subsidy vouchers shall be equal to the contract rent 12 amount approved by the local housing authority that issues the voucher. Any required refunds shall be made by the owner in cash or as a credit 13 against unpaid rent over a period not to exceed six months. 14

15 b. Notwithstanding subdivision a of this section, provided that the owner has submitted to the division documentation in accordance with 16 subdivision a of section 26-511.2 of this chapter, the division shall 17 only determine whether the tenancy is subject to a housing subsidy 18 voucher and, if not, whether the rent charged to the first tenant after 19 20 the local regulated housing restoration adjustment exceeds the section 8 21 voucher payment standard adopted by a local public housing agency for a 22 unit of the same size located within the same zip code that was in 23 effect at the time the lease was executed. Any documentation deficiencies shall be resolved through the audit process set forth in section 24 25 26-511.2 of this chapter.

26 c. In the lease execution package for the first lease after the legal 27 rent was adjusted under the local regulated housing restoration adjust-28 ment, the owner shall give notice, both in the lease and subsequently in 29 writing by certified mail, or by electronic delivery if the tenant has 30 opted to receive electronic delivery of documents, to the tenant of such 31 housing accommodation on a form prescribed by the commissioner of hous-32 ing and community renewal that the local regulated housing restoration 33 adjustment was applied, including notification of the prior legal requlated rent, a description of work completed, the building address and 34 35 the section 8 voucher payment standard adopted by a local public housing 36 agency for a unit of the same size and located within the same zip code 37 that was in effect at the time the lease was executed, and such tenant's 38 right to file an application challenging the new legal regulated rent of 39 such housing accommodation.

40 § 4. Paragraph 5 of subdivision d of section 6 of section 4 of chapter 41 576 of the laws of 1974, constituting the emergency tenant protection 42 act of nineteen seventy-four, as amended by chapter 102 of the laws of 43 1984, is amended and a new paragraph 6 is added to read as follows: 44 (5) as an alternative to the hardship application provided under para-45 graph four of this subdivision, owners of buildings acquired by the same 46 owner or a related entity owned by the same principals three years prior 47 to the date of application may apply to the division for increases in 48 excess of the level of applicable guideline increases established under this law based on a finding by the commissioner that such guideline 49 increases are not sufficient to enable the owner to maintain an annual 50 51 gross rent income for such building which exceeds the annual operating 52 expenses of such building by a sum equal to at least five percent of 53 such gross rent. For the purposes of this paragraph, operating expenses 54 shall consist of the actual, reasonable, costs of fuel, labor, utilities, taxes, other than income or corporate franchise taxes, fees, 55 56 permits, necessary contracted services and non-capital repairs, insur-

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ance, parts and supplies, management fees and other administrative costs 1 and mortgage interest. For the purposes of this paragraph, mortgage 2 interest shall be deemed to mean interest on a bona fide mortgage 3 4 including an allocable portion of charges related thereto. Criteria to 5 be considered in determining a bona fide mortgage other than an institu-6 tional mortgage shall include; condition of the property, location of 7 the property, the existing mortgage market at the time the mortgage is 8 placed, the term of the mortgage, the amortization rate, the principal 9 amount of the mortgage, security and other terms and conditions of the 10 mortgage. The commissioner shall set a rental value for any unit occu-11 pied by the owner or a person related to the owner or unoccupied at the 12 owner's choice for more than one month at the last regulated rent plus the minimum number of guidelines increases or, if no such regulated rent 13 14 is known, the commissioner shall impute a rent consistent existed or 15 with other rents in the building. The amount of hardship increase shall 16 such as may be required to maintain the annual gross rent income as be 17 provided by this paragraph. The division shall not grant a hardship application under this paragraph or paragraph four of this subdivision 18 for a period of three years subsequent to granting a hardship applica-19 tion under the provisions of this paragraph. The collection of any 20 21 increase in the rent for any housing accommodation pursuant to this 22 paragraph shall not exceed six percent in any year from the effective date of the order granting the increase over the rent set forth in the 23 schedule of gross rents, with collectability of any dollar excess above 24 said sum to be spread forward in similar increments and added to the 25 26 rent as established or set in future years. No application shall be 27 approved unless the owner's equity in such building exceeds five percent 28 of: (i) the arms length purchase price of the property; (ii) the cost of 29 any capital improvements for which the owner has not collected a 30 surcharge; (iii) any repayment of principal of any mortgage or loan used 31 finance the purchase of the property or any capital improvements for to 32 which the owner has not collected a surcharge; and (iv) any increase in the equalized assessed value of the property which occurred subsequent 33 to the first valuation of the property after purchase by the owner. For 34 35 the purposes of this paragraph, owner's equity shall mean the sum of (i) 36 the purchase price of the property less the principal of any mortgage or 37 loan used to finance the purchase of the property, (ii) the cost of any 38 capital improvement for which the owner has not collected a surcharge 39 less the principal of any mortgage or loan used to finance said improve-40 ment, (iii) any repayment of the principal of any mortgage or loan used to finance the purchase of the property or any capital improvement for 41 42 which the owner has not collected a surcharge, and (iv) any increase in 43 the equalized assessed value of the property which occurred subsequent 44 to the first valuation of the property after purchase by the owner  $[-]_{:}$ 45 or 46 (6) provides that, notwithstanding any other provision of this chapter 47 to the contrary, when a housing accommodation subject to this chapter

48 has been vacated after continuous tenancy or occupancy of ten years or more prior to vacancy, and the owner can demonstrate restoration of the 49 unit as set forth in subdivision (a-1) of section ten of this chapter, 50 the new legal regulated rent shall be the rent agreed to by the owner 51 52 and first tenant after such restoration and reserved in a lease or other rental agreement; provided that such new legal regulated rent: (i) 53 54 shall not exceed the section 8 voucher payment standard adopted by a 55 local public housing agency for a unit of the same size and located within the same zip code that was in effect at the time the lease was 56

3 tenant or owner under subdivision d-1 of section nine of this chapt 4 The legal regulated rent adjustment set forth in this paragraph shall 5 known as the local regulated housing restoration adjustment. 6 § 5. Section 10 of section 4 of chapter 576 of the laws of 19 7 constituting the emergency tenant protection act of nineteen seven 8 four is amended by adding a new subdivision (a-1) to read as follows: 9 (a-1) the division of housing and community renewal shall establis 10 notification procedure and documentation submission guidelines for 11 local regulated housing restoration adjustment. a. Documentation 12 gualify for the local regulated housing restoration adjustment shall 13 limited to: 14 (1) XRF test results or other documentation demonstrating a lead-f 15 housing accommodation under applicable local definitions;	1	executed; and (ii) may be adjusted on audit by the division under subdi-
<ul> <li>4 The lecal regulated rent adjustment set forth in this paragraph shall</li> <li>known as the local regulated housing restoration adjustment.</li> <li>6 \$ 5. Section 10 of section 4 of chapter 576 of the laws of 19</li> <li>7 constituting the emergency tenant protection act of nineteen seven</li> <li>a four is amended by adding a new subdivision (a-1) to read as follows:</li> <li>(a-1) the division of housing and community renewal shall establis</li> <li>8 notification procedure and documentation submission guidelines for</li> <li>1 local regulated housing restoration adjustment. a. Documentation</li> <li>gualify for the local regulated housing restoration adjustment shall</li> <li>1 limited to:</li> <li>(1) ARF test regults or other documentation demonstrating a lead-f</li> <li>housing accommodation under applicable local definitions;</li> <li>(2) any required tenant protection plans or similar submissions to</li> <li>local building department in connection with such restoration;</li> <li>(3) any required tenant protection with such restoration;</li> <li>(4) list and specifications of new electric appliances installed;</li> <li>(5) lease or rental agreement listing new legal regulated rent;</li> <li>(7) evidence of renting to a housing subsidy voucher holder, or</li> <li>section 8 voucher payment standard adopted by a local public hous</li> <li>agency for a unit of the same size and located within the same zip of</li> <li>that was in effect at the time the lease was executed;</li> <li>(3) evidence of renting to a housing usbidy voucher holder.</li> <li>documentation confirming that, as of the date of the commencement of</li> <li>incoming tenant's lease, any physical condition within the unit that:</li> <li>the basis for a previously issued violation has been corrected; and</li> <li>(9) for units vacated after the effective date of this suddivision,</li> <li>form to be promulgated by the division and signed by the previous tenant addition gualetenate documentati</li> <li>an antwithetanding other potent</li></ul>	2	vision (a-1) of section ten of this chapter, or on application of a
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53 audit process to review a percentage, as established by the division,		audit process to review a percentage, as established by the division, of
		housing accommodations that register adjusted legal regulated rents
	55	under the local regulated housing restoration adjustment. The divi-

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1	sion's established audit process shall be subject to the following
2	requirements:
3	(1) any audit shall be limited to: (i) confirmation that documentation
4	set forth in paragraph a of this subdivision has been submitted; and
5	(ii) unless rented to a housing subsidy voucher holder, confirmation
б	that the units agreed upon rent as reserved in a lease agreement does
7	not exceed the section 8 voucher payment standard adopted by a local
8	public housing agency for a unit of the same size and located within the
9	same zip code that was in effect at the time the lease was executed.
10	Such audit shall be initiated within one year of the filing of an annual
	apartment registration indicating an adjustment to the legal regulated
11	
12	rent under the local regulated housing restoration adjustment; and
13	(2) if an audit under this subdivision determines that: (i) an owner
14	has failed to submit documentation set forth in subdivision a of this
15	section and the owner then fails to submit any missing documentation
16	after sixty days' written notice from the division; or (ii) the local
17	housing restoration adjustment exceeds the section 8 voucher payment
18	standard adopted by a local public housing agency for a unit of the same
19	size and located within the same zip code that was in effect at the time
20	the lease was executed, the division shall set the subject unit's legal
21	regulated rent at an amount equal to seventy-five percent of the section
22	8 voucher payment standard adopted by a local public housing agency for
23	a unit of the same size and located within the same zip code that was in
24	effect at the time the lease was executed, provided, however, that the
25	legal regulated rents for units subject to housing subsidy vouchers
26	shall be established at the contract rent amount approved by the agency
27	administering the voucher.
28	(3) Any required refunds shall be made in accordance with section
29	26-513.1 of this chapter.
	d. To encourage rental of units subject to a local housing restoration
30	
31	adjustment to individuals and families with housing subsidy vouchers or
32	that are in communities of need, the division shall establish incen-
33	tives, in addition to those already contained in this section, for hous-
34	ing providers who rent to housing subsidy voucher holders located in
35	very low- and low-income zip codes.
36	
	e. Access to the documentation submitted as part of the local regu-
37	lated housing restoration adjustment shall be governed by the same laws
38	lated housing restoration adjustment shall be governed by the same laws governing access to building and apartment registrations filed with the
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38	<pre>lated housing restoration adjustment shall be governed by the same laws governing access to building and apartment registrations filed with the division. § 6. Section 9 of section 4 of chapter 576 of the laws of 1974,</pre>
38 39	lated housing restoration adjustment shall be governed by the same laws governing access to building and apartment registrations filed with the division.
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38 39 40 41 42	<pre>lated housing restoration adjustment shall be governed by the same laws governing access to building and apartment registrations filed with the division. § 6. Section 9 of section 4 of chapter 576 of the laws of 1974, constituting the emergency tenant protection act of nineteen seventy- four is amended by adding a new subdivision d-1 to read as follows:</pre>
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56 commissioner of housing and community renewal shall only consider wheth-

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er the subject rent exceeds the section 8 voucher payment standard 1 adopted by a local public housing agency for a unit of the same size and 2 3 located within the same zip code that was in effect at the time the 4 lease was executed; 5 (iii) the owner of the housing accommodation subject to an application 6 under this section shall be given an opportunity to submit a written 7 answer to any application; and 8 (iv) when the local regulated housing restoration adjustment rent 9 amount is determined to exceed the section 8 voucher payment standard 10 adopted by a local public housing agency for a unit of the same size and 11 located within the same zip code that was in effect at the time the 12 lease was executed, the commissioner of housing and community renewal shall order that the legal regulated rent for the subject unit shall be 13 14 equal to seventy-five percent of the section 8 voucher payment standard 15 adopted by a local public housing agency for a unit of the same size and 16 located within the same zip code that was in effect at the time the 17 lease was executed; provided, however, that the legal regulated rents for units subject to housing subsidy vouchers shall be equal to the 18 contract rent amounts approved by the local housing agency administering 19 20 the voucher. Any required refunds shall be made by the owner in cash or 21 as a credit against unpaid rent over a period not to exceed six months. 22 (2) Notwithstanding paragraph a of this subdivision, provided that the 23 owner has submitted to the division documentation in accordance with subdivision (a-1) of section ten of this chapter, the division shall 24 25 only determine whether the tenancy is subject to a housing subsidy voucher and, if not, whether the rent charged to the first tenant after 26 27 the local regulated housing restoration adjustment exceeds the section 8 28 voucher payment standard adopted by a local public housing agency for a unit of the same size located within the same zip code that was in 29 30 effect at the time the lease was executed. Any documentation deficiencies shall be resolved through the audit process set forth in subdivi-31 32 sion (a-1) of section ten of this chapter. 33 (3) In the lease execution package for the first lease after the legal 34 rent was adjusted under the local regulated housing restoration adjustment, the owner shall give notice, both in the lease and subsequently in 35 36 writing by certified mail, or by electronic delivery if the tenant has 37 opted to receive electronic delivery of documents, to the tenant of such housing accommodation on a form prescribed by the commissioner of hous-38 39 ing and community renewal that the local regulated housing restoration adjustment was applied, including notification of the prior legal regu-40 lated rent, a description of work completed, the building address and 41 42 the section 8 voucher payment standard adopted by a local public housing 43 agency for a unit of the same size and located within the same zip code 44 that was in effect at the time the lease was executed, and such tenant's 45 right to file an application for adjustment of the new legal regulated 46 rent of such housing accommodation. 47 7. This act shall take effect immediately; and provided that the § amendments to chapter 4 of title 26 of the administrative code of the 48 city of New York made by sections one, two and three of this act shall 49

expire on the same date as such law expires and shall not affect the

expiration of such law as provided under section 26-520 of such law.