

# STATE OF NEW YORK

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7803

2023-2024 Regular Sessions

## IN ASSEMBLY

June 15, 2023

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

AN ACT to amend the multiple dwelling law, in relation to floor area  
ratio

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

1 Section 1. Subdivision 3 of section 26 of the multiple dwelling law,  
2 as amended by chapter 748 of the laws of 1961, is amended to read as  
3 follows:

4 3. Floor area ratio (FAR). [~~The~~] Except as otherwise provided in and  
5 determined under a zoning law, ordinance, or resolution of a city with a  
6 population of one million or more, or after consultation with local  
7 officials, as provided in a general project plan of the New York state  
8 urban development corporation, the floor area ratio (FAR) of any dwell-  
9 ing or dwellings on a lot shall not exceed 12.0, except that a fireproof  
10 class B dwelling in which six or more passenger elevators are maintained  
11 and operated in any city having a local zoning law, ordinance or resol-  
12 ution restricting districts in such city to residential use, may be  
13 erected in accordance with the provisions of such zoning law, ordinance  
14 or resolution, if such class B dwelling is erected in a district no part  
15 of which is restricted by such zoning law, ordinance or resolution to  
16 residential uses.

17 § 2. This act shall take effect immediately.

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

LBD11649-01-3