

# STATE OF NEW YORK

9910

## IN ASSEMBLY

April 26, 2024

Introduced by M. of A. STERN, FLOOD -- read once and referred to the  
Committee on Judiciary

AN ACT to amend the real property actions and proceedings law, in  
relation to excluding certain persons from the definition of "occu-  
pant" for the purposes of unlawful eviction

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

- 1 Section 1. Section 768 of the real property actions and proceedings  
2 law is amended by adding a new subdivision 3 to read as follows:  
3 3. Squatter and trespasser excluded. For the purposes of this  
4 section, an "occupant" shall not include a person who, not having  
5 entered a lease or license for such dwelling with the rightful owner,  
6 enters into a dwelling unit, onto real property or otherwise settles on  
7 land or occupies real property without title, right, permission of the  
8 rightful owner, or payment of rent accepted by the rightful owner.  
9 § 2. This act shall take effect immediately and shall apply to actions  
10 and proceedings commenced on or after such effective date.

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

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