STATE OF NEW YORK

1060

2023-2024 Regular Sessions

IN SENATE

January 9, 2023

Introduced by Sen. MAY -- read twice and ordered printed, and when printed to be committed to the Committee on Judiciary

AN ACT to amend the real property law, in relation to requiring landlords to ensure rental properties are equipped with utility services prior to renting such properties

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

Section 1. Section 235-b of the real property law is amended by adding a new subdivision 4 to read as follows:

4. The landlord shall not rent nor lease any property to a tenant or tenants unless such property is in compliance with the New York state uniform fire prevention and building code act described in article eighteen of the executive law, specifically that utility services are made available to such dwelling. A landlord's failure to be in compliance with such act prior to rental or lease of such property, shall result in penalties pursuant to sections 145.15 and 145.20 of the penal law.

§ 2. The real property law is amended by adding a new section 235-j to read as follows:

§ 235-j. Duty of landlord to keep utility services connected in between tenants. 1. A landlord shall participate in any voluntary program offered by the utility company that services their rented or leased property that would revert all utility accounts to the landlord's name and keep utility services connected in between tenants.

2. This section shall not apply if the utility company in the rented or leased property's area does not offer such a program.

§ 3. This act shall take effect immediately.

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

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