# STATE OF NEW YORK

6539

2023-2024 Regular Sessions

# IN SENATE

April 26, 2023

Introduced by Sen. JACKSON -- 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 the installation of appliances or fixtures by tenants

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

Section 1. The real property law is amended by adding a new section 226-aa to read as follows:

**§ 226-aa. Installation of appliances or fixtures by tenant. 1. No landlord shall restrict the installation of appliances or fixtures by a residential tenant, so long as the appliances or fixtures are in compliance with applicable building codes or other provisions of law and further provided the residential tenant has sought in writing and obtained written consent from the landlord for such installation. The landlord shall respond in writing to a residential tenant's request for such residential tenant to install appliances or fixtures within thirty days of such request. Any denial of a residential tenant's request to install appliances or fixtures shall include the specific reason for such denial and reference the specific applicable building codes or other provisions of law with which such installation is not in compliance.**

**2. Nothing in this section shall require a landlord to alter the unit's utilities for the installation of any appliances or fixtures by the residential tenant.**

**3. The imposition of any surcharge for the installation or use of a residential tenant-installed appliance or fixture is prohibited where the residential tenant pays for the applicable utility service directly to the provider.**

§ 2. This act shall take effect immediately.

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

LBD09422-02-3