# STATE OF NEW YORK

7923

# IN SENATE

January 3, 2024

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

AN ACT to amend the executive law, in relation to protections for renters using a housing subsidy

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

Section 1. Section 296 of the executive law is amended by adding a new subdivision 2-b to read as follows:

**2-b. (a) Where an individual uses or will use a housing subsidy provided by a public or non-profit entity or public assistance that has been issued to such individual and will be paid directly to the housing provider, including but not limited to a voucher under Section 8 of the United States Housing Act of 1937 (42 U.S.C. § 1437f), it shall be unlawful for such housing provider:**

**(i) to refuse to rent to, or to impose differential terms or conditions on, such individual based upon such individual's credit score;**

**(ii) to refuse to rent to, or to impose differential terms or conditions on, such individual based upon such individual's income if the monthly rent has been or would be approved by such housing subsidy or public assistance provider in accordance with program rules or regulations; or**

**(iii) to refuse to rent to, or to impose differential terms or conditions on, such individual based upon such individual's income if such individual's portion of the monthly rent would be thirty percent or less of such individual's monthly income.**

**(b) For the purposes of this subdivision, the term "housing provider" shall mean the owner, lessee, sub-lessee, assignee, or managing agent of housing accommodations or other person having the right of ownership or possession of or the right to rent or lease such accommodations.**

§ 2. This act shall take effect immediately.

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

LBD13898-01-3