

# STATE OF NEW YORK

10991

## IN ASSEMBLY

April 14, 2026

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

AN ACT to amend the real property law, in relation to establishing tenant unions and the statewide tenant association; and to amend the state finance law, in relation to establishing the statewide tenant association fund; and making an appropriation therefor

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

1 Section 1. The real property law is amended by adding a new article  
2 7-B to read as follows:

3 ARTICLE 7-B

4 TENANT POWER ACT

5 Section 239-h. Short title.

6 239-i. Definitions.

7 239-j. Tenant unions and tenant bargaining representatives;  
8 recognition, activities, powers, and member rights.

9 239-k. Statewide tenant association.

10 239-l. Relationship to real property actions and proceedings  
11 law.

12 239-m. Enforcement.

13 § 239-h. Short title. This article shall be known and may be cited as  
14 the "tenant power act".

15 § 239-i. Definitions. As used in this article, the following terms  
16 shall have the following meanings:

17 1. "Confer in good faith" means to meet and discuss any issue of  
18 common concern. Conferring in good faith includes, but is not limited  
19 to, maintaining a designated point of contact, engaging in regular  
20 communications, responding to reasonable requests for information,  
21 allowing participation by non-resident advocates, and negotiating and  
22 putting agreements into writing.

23 2. "Issues of common concern" are topics with respect to which land-  
24 lords and tenant unions shall confer in good faith. Issues of common  
25 concern include, but are not limited to, rent, security deposits, lease  
26 terms and duration, housing conditions, health issues, privacy matters,

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

LBD15155-02-6

1 community life, landlord-tenant relations, and other issues of common  
2 interest or concern.

3 3. "Landlord" means the owner, lessor, or sublessor of a residential  
4 building, with the exception of tenants who are also cooperative owners.  
5 Landlord includes, but is not limited to, individual persons, corpo-  
6 rations, investor-owners, and owners of any property interest in a  
7 building.

8 4. "Major decision" means any actual or projected sale, transfer, or  
9 conversion of a property, any projected rent increase, and any actual or  
10 projected significant alteration of the premises or services.

11 5. "Records" means documents and other materials containing informa-  
12 tion about a landlord's operations. Records include, but are not limited  
13 to, documents and other materials discussing a landlord's rent rolls,  
14 properties owned, names of individual principals, operating income and  
15 expenses, debt service and loan terms, and assessed and outstanding  
16 taxes, penalties, fines and fees, tenant complaints, tenant communi-  
17 cations, and communications and interactions with tenants.

18 6. "Subject premises" means any building, structure, or part thereof,  
19 or land appurtenant thereto, or any other real or personal property  
20 rented or offered for rent for living or dwelling purposes or used as a  
21 sleeping space for one or more persons. Subject premises includes, but  
22 is not limited to, houses, apartments, hotels, rooming or boarding house  
23 accommodations, vehicles, mobile homes, trailers, trailer parks, tents,  
24 and any other properties so used. Status as a subject premises pursuant  
25 to this article shall not depend on size, legal status, compliance with  
26 local, state, or federal law, number of units, or the form or formality  
27 of the lease, but rather on the parties' entering into the tenancy  
28 agreement with the intent that the tenant shall reside within the dwell-  
29 ing in exchange for any form of consideration.

30 7. "Tenant" means a person occupying or entitled to occupy a subject  
31 premises who is either a party to the lease or rental agreement for such  
32 premises or is a statutory tenant pursuant to the emergency housing rent  
33 control law, or the city rent and rehabilitation law, or article seven-C  
34 of the multiple dwelling law.

35 8. "Tenant bargaining representative" means an individual, agency,  
36 committee or organization that exists for the purpose, in whole or in  
37 part, of representing tenants in dealing or negotiating with landlords  
38 over the terms and conditions of their residential lives. A tenant  
39 bargaining representative may, but need not, be a member of a tenant  
40 union and may, but need not, reside in the subject premises. Tenant  
41 bargaining representatives shall be registered with the statewide tenant  
42 association.

43 9. "Tenant organization" means any organization that exists, in whole  
44 or in part, to educate, organize, serve or otherwise support tenants in  
45 order to secure safe, healthy and affordable housing in the state.

46 10. "Tenant union" means any organization of tenants that represents a  
47 majority of occupied units in a subject premises, and which exists for  
48 the purpose, in whole or in part, of dealing with landlords concerning  
49 issues of common concern, as defined in this section. A tenant union  
50 shall have and maintain a democratic constitution or bylaws registered  
51 with the statewide tenant association. A tenant union shall admit to  
52 membership on a non-discriminatory basis any tenant of such subject  
53 premises who is sincerely committed to tenants' interests, needs, and  
54 rights. Notwithstanding the foregoing, tenant unions shall exclude from  
55 membership any individuals acting as an agent for, or in coordination or  
56 collusion with, any landlord, residential owner, developer or management

1 company, and no tenant union shall receive funds or anything of value  
2 from such sources; provided, however, that a tenant union may admit to  
3 membership and receive financial or other support from individuals or  
4 entities acting as owners, landlords, or developers in connection with  
5 bona fide efforts to establish tenant led, non-profit, low-income hous-  
6 ing. Tenant unions shall not act in coordination with or as agents of  
7 the landlord. Membership in a tenant union shall be considered partic-  
8 ipation in the activities of a tenant's organization for anti-retalia-  
9 tion purposes pursuant to section two hundred twenty-three-b of this  
10 chapter.

11 11. "Statewide tenant association" means the public entity established  
12 pursuant to section two hundred thirty-nine-k of this article that is  
13 comprised of tenant unions, individual tenants, and tenant organiza-  
14 tions, and exists for the purpose of providing technical and material  
15 support for tenant organizing pursuant to this article.

16 § 239-j. Tenant unions and tenant bargaining representatives; recogni-  
17 tion, activities, powers, and member rights. 1. Tenants of a subject  
18 premises with two or more units may establish a tenant union by filing a  
19 petition signed by tenants representing a majority of the occupied units  
20 of the subject premises with the statewide tenant association and the  
21 department of state.

22 (a) For purposes of this section, a petition may consist of a single  
23 document, a collection of individual written statements signed by  
24 tenants, or some combination of individual and collective written state-  
25 ments.

26 (b) Each petition shall include a sworn statement that the tenant  
27 union is not being created in coordination with the landlord of the  
28 subject premises and that the tenant union will not act as an agent of  
29 such landlord.

30 (c) A tenant union shall maintain copies of all petitions and file  
31 such petitions with the statewide tenant association and the department  
32 of state. Upon filing such petitions, a tenant union shall be deemed a  
33 member of the statewide tenant association and the landlord of the  
34 subject premises of the tenant union shall be required to meet and  
35 confer with the designated representative of the tenant union pursuant  
36 to subdivision three of this section.

37 2. Within thirty days of filing a petition with the statewide tenant  
38 association and the department of state pursuant to subdivision one of  
39 this section, a tenant union shall begin to hold regular meetings open  
40 to all residents of the subject premises.

41 3. Landlords shall meet and confer in good faith with tenant unions  
42 that file with the statewide tenant association and the department of  
43 state pursuant to subdivision one of this section regarding issues of  
44 common concern.

45 (a) Upon the written request of a tenant union, the landlord of the  
46 subject premises, or a representative authorized by the landlord to act  
47 on the landlord's behalf, shall attend at least one tenant union meeting  
48 per calendar quarter; provided, however, that a landlord, or the land-  
49 lord's authorized representative, may attend meetings more frequently at  
50 the request or upon the approval of the tenant union.

51 (b) Meetings between a tenant union and the landlord of the subject  
52 premises shall occur at a mutually convenient time and place. To request  
53 that a landlord, or the landlord's authorized representative, attend a  
54 meeting, the tenant union shall send the landlord a written request at  
55 least fourteen days in advance of such meeting; provided, however, that  
56 if the tenant union meets at a regularly scheduled time and place, then

1 the tenant union may send the landlord a single standing request to  
2 attend meetings for the duration of the calendar year.

3 (c) Apart from meetings between a tenant union and the landlord of the  
4 subject premises pursuant to this subdivision, landlords, residential  
5 owners, developers or management companies, or their agents, shall not  
6 participate in or influence the activities of a tenant union, including  
7 but not limited to joining or causing others to join a tenant union,  
8 attending or causing others to attend meetings of a tenant union, or  
9 gathering information about internal tenant union matters and deliber-  
10 ations.

11 4. Landlords shall post a notice advising tenants of their rights and  
12 the landlord's obligations under this article. Such notice shall be  
13 posted in public areas of subject premises that have a tenant union and  
14 shall include contact information for the statewide tenant association.

15 5. A tenant of a subject premises that has a tenant union may, at any  
16 time, bring any issue directly to the landlord of the subject premises  
17 separately and outside of the tenant union. A landlord may not refuse to  
18 meet and confer with a tenant individually due to the existence of a  
19 tenant union at the subject premises or the tenant's membership in such  
20 a tenant union. Refusal by a landlord of a subject premises to meet and  
21 confer with a tenant for such reasons shall constitute a breach of the  
22 duty to confer in good faith.

23 6. A tenant union established in accordance with this section shall  
24 remain operative so long as:

25 (a) Every four years from the date of the initial filing with the  
26 statewide tenant association and the department of state, the tenant  
27 union files a recertification with the department of state stating that  
28 the tenant union continues to represent a majority of the occupied units  
29 in the subject premises; and

30 (b) The tenant union has not been dissolved by a filing signed by a  
31 majority of the tenants of the subject premises; provided, however, that  
32 a filing to dissolve a tenant union shall include a sworn statement that  
33 none of the tenants is acting in coordination with or as an agent of the  
34 landlord.

35 7. A tenant union established in accordance with this section shall  
36 have the following powers:

37 (a) To elect and change its own leadership on a predictable schedule.

38 (b) To write its own democratic constitution and bylaws, provided that  
39 such constitution and bylaws are registered with the statewide tenant  
40 association. A tenant union shall admit to membership on a non-discrimi-  
41 natory basis any tenant of the subject premises who is not acting in  
42 coordination with or as an agent of the landlord of the subject prem-  
43 ises. Tenant unions shall exclude from membership any individuals acting  
44 as an agent for, or in coordination or collusion with, any landlord,  
45 residential owner, developer or management company, and no tenant union  
46 shall receive funds or anything of value from such sources; provided,  
47 however, that a tenant union may admit to membership and receive finan-  
48 cial or other support from individuals or entities acting as owners,  
49 landlords, or developers in connection with bona fide efforts to estab-  
50 lish tenant led, non-profit, low-income housing provided that such  
51 membership is approved by a majority of members of the tenant union and  
52 that the constitution and bylaws of the tenant union are amendable by a  
53 vote of all members of the tenant union in which the threshold for  
54 approval is, at minimum, a majority vote and, at maximum, two-thirds of  
55 voting members.

1 (c) To collect dues for the tenants that the tenant union represents  
2 to fund further development of tenant power.

3 (d) To affiliate with tenant union locals and/or affiliate with tenant  
4 organizations.

5 (e) To collect information from landlords, including, but not limited  
6 to: (i) rent rolls; (ii) a list of properties owned; (iii) names of  
7 individual principals; (iv) operating income and expenses; (v) debt  
8 service and loan terms; and (vi) assessed and outstanding taxes, penal-  
9 ties, fines and fees.

10 (f) To select a tenant bargaining representative to meet and confer  
11 with the landlord on issues of common concern.

12 8. Any member of a tenant union shall have the right:

13 (a) To meet and assemble freely with other members;

14 (b) To express any views, arguments, or opinions;

15 (c) To express at meetings of the tenant union their views of candi-  
16 dates in an election of the tenant union or upon any business properly  
17 before the meeting, subject to the tenant union's established and  
18 reasonable rules pertaining to the conduct of meetings: provided, howev-  
19 er, that this subdivision shall not be construed to impair the right of  
20 a tenant union to adopt and enforce reasonable rules as to the responsi-  
21 bility of every member toward the tenant union and to their refraining  
22 from conduct that would interfere with its performance of its legal or  
23 contractual obligations;

24 (d) To enjoy equal rights and privileges within the tenant union to  
25 nominate candidates, to vote in elections or referendums of the tenant  
26 union, to attend membership meetings, and to participate in the deliber-  
27 ations and voting upon the business of such meetings, subject to reason-  
28 able rules and regulations in such tenant union's constitution and  
29 bylaws;

30 (e) To pursue a private right of action, either in court or before an  
31 administrative agency, to: (i) enforce applicable housing code; (ii)  
32 make any other cognizable claim against the landlord of the subject  
33 premises; or (iii) to make a cognizable claim against the tenant union;  
34 and

35 (f) To receive, upon request, information from the landlord of the  
36 subject premises relevant to good-faith consultation on issues of common  
37 concern, including, but not limited to: (i) rent rolls; (ii) other prop-  
38 erties owned by the landlord; (iii) names of individual principals; (iv)  
39 operating income and expenses; (v) debt service and loan terms; and (vi)  
40 assessed and outstanding taxes, penalties, fines, and fees.

41 9. The landlord of subject premises which has a tenant union shall  
42 provide at least three months' advance notice to the tenant union of any  
43 major decision, as defined in section two hundred thirty-nine-i of this  
44 article, affecting tenants of the subject premises. Except under  
45 extraordinary circumstances and for cause shown, a court shall issue an  
46 injunction to enjoin a landlord from effectuating any major decisions  
47 during the three-month advance notice period. During such three-month  
48 period, the tenant union or the landlord may request to meet with the  
49 other party to negotiate procedures and to consider alternatives to and  
50 effects of the major decision. No tenant shall be evicted due to a major  
51 decision for a period of at least six months from the date notice was  
52 provided to the tenant union pursuant to this subdivision, except under  
53 extraordinary circumstances.

54 10. Once a tenant union has filed with the statewide tenant associ-  
55 ation and the department of state pursuant to subdivision one of this  
56 section, it shall be unlawful for a landlord to: (i) refuse to confer in

1 good faith; (ii) do so in bad faith or in a surface manner intended to  
2 or effectively preventing the ability to confer in good faith; (iii)  
3 refuse to provide information as required pursuant to this section; or  
4 (iv) engage in retaliatory or discriminatory behavior affecting the  
5 ability of any party to confer in good faith. The statewide tenant asso-  
6 ciation shall receive and keep records of complaints of violations of  
7 this section.

8 11. Whenever a change of ownership occurs with respect to subject  
9 premises where there is a tenant union, the new owner shall assume by  
10 operation of law all of the duties, obligations, and responsibilities of  
11 the preceding owner with regards to the tenant union, including any  
12 duties, obligations, and responsibilities contained in agreements  
13 entered into by the preceding owner affecting tenants of the subject  
14 premises.

15 12. Once a tenant union has filed with the statewide tenant associ-  
16 ation and the department of state pursuant to subdivision one of this  
17 section, the landlord of the subject premises of the tenant union shall  
18 notify the tenant union of the landlord's intent to file a summary  
19 eviction proceeding against any tenant of the subject premises at least  
20 twenty days prior to the commencement of such summary eviction proceed-  
21 ing, unless such proceeding is based on an allegation of nuisance.

22 13. Any individual or entity serving as the tenant bargaining repre-  
23 sentative for a tenant union who is not a member of such tenant union  
24 shall be entitled to all of the rights provided in subdivision eight of  
25 this section.

26 § 239-k. Statewide tenant association. 1. There is hereby established  
27 a statewide tenant association which shall be comprised of individual  
28 tenants, tenant unions, and tenant organizations in the state.

29 2. The statewide tenant association shall confer membership upon any  
30 tenant union that has been established in accordance with subdivision  
31 one of section two hundred thirty-nine-j of this article and upon every  
32 residential tenant in the state, unless such tenant declines membership  
33 by filing a request to decline membership with the statewide tenant  
34 association.

35 3. The statewide tenant association shall be governed by a board of  
36 directors that shall consist of fifteen members, which shall be  
37 geographically diverse, with no fewer than five members from outside of  
38 New York City. Members of the board shall be appointed as follows:

39 (a) four members shall be individuals who are tenant-members of tenant  
40 unions, two of whom shall be appointed by the governor, one of whom  
41 shall be appointed by the speaker of the assembly, and one of whom shall  
42 be appointed by the president of the senate;

43 (b) six members shall be individuals who are representatives of tenant  
44 advocacy, organizing and legal services organizations, three of whom  
45 shall be appointed by the governor and three of whom shall be appointed  
46 by the speaker of the assembly; provided, however, that one of whom  
47 shall be a representative of a tenant advocacy organization, four of  
48 whom shall be representatives of tenant organizations, and one of whom  
49 shall be a representative of a legal services organization experienced  
50 with tenant issues; and provided further that five of such members shall  
51 be representatives of organizations that have an annual budget of no  
52 less than one million dollars and membership bases of no fewer than five  
53 thousand members and one of such members shall represent an organization  
54 with a budget of less than one million dollars and with a membership  
55 base of no fewer than one thousand members;

1 (c) two members shall be individuals with at least five years' experi-  
2 ence as a policy specialist with a focus on promoting and protecting the  
3 interests of low-income tenants, both of whom shall be appointed by the  
4 temporary president of the senate;

5 (d) one member shall be an individual with at least five years' expe-  
6 rience as a tenants' rights attorney and shall have at least two years'  
7 experience working in partnership with housing rights organizers, who  
8 shall be appointed by the temporary president of the senate;

9 (e) one member shall be an individual with at least five years' expe-  
10 rience as an unhoused people's organizer or advocate with at least two  
11 years' experience working on state and/or federal housing issues, who  
12 shall be appointed by the governor; and

13 (f) one member shall be an individual with at least five years' expe-  
14 rience as a representative of a public sector labor or service union,  
15 who shall be appointed by the governor.

16 4. Members of the board of directors shall continue as members of the  
17 board until their successors are appointed and have qualified. Of the  
18 members of the board of directors, the seven members appointed by the  
19 governor shall serve initial terms of four years, while the remaining  
20 members shall serve initial terms of three years.

21 5. Vacancies shall be filled in the manner provided for original  
22 appointments. Members shall not be removed during their term without  
23 written charges and the opportunity to be heard.

24 6. The members of the board shall designate a chair from among such  
25 members. The chair shall preside over meetings of the board and shall  
26 serve as the primary liaison between the board and the rest of the  
27 members. A vice-chair may be elected by the board from among its other  
28 members to serve as such at the pleasure of the board. The vice-chair  
29 shall preside over all meetings of the board in the absence of the chair  
30 and shall have such other duties as the statewide tenant association may  
31 prescribe.

32 7. The members of the board shall receive no compensation for their  
33 services but shall be reimbursed for their actual and necessary expenses  
34 incurred in the performance of their official duties.

35 8. The board of directors of the statewide tenant association shall  
36 have the power to:

37 (a) establish bylaws for the management and regulation of its affairs  
38 and to enforce the terms of such bylaws with respect to its members;

39 (b) appoint officers, agents and employees and fix their compensation,  
40 to the provisions of the civil service law; and

41 (c) prioritize and direct all resources budgeted toward the fulfill-  
42 ment of its responsibilities under this article.

43 9. The statewide tenant association shall have the following powers  
44 and duties:

45 (a) to support member tenants in organizing building tenant unions and  
46 achieving recognition for such tenant unions;

47 (b) to support member tenant unions in organizing new buildings;

48 (c) to support member tenants in claiming or enforcing any right or  
49 protection offered under state law pertaining to landlord-tenant  
50 relations;

51 (d) to maintain membership records and records related to landlord  
52 disclosures;

53 (e) to provide technical assistance to tenant unions and tenant organ-  
54 izations throughout the state;

55 (f) to offer advice to members;

1 (g) to collect information and records from landlords and organiza-  
2 tions representing landlords, including but not limited to information  
3 required for disclosure pursuant to subdivisions seven and eight of  
4 section two hundred thirty-nine-j of this article, including but not  
5 limited to rent rolls, properties owned, names of individual principals,  
6 operating income and expenses, debt service and loan terms and assessed  
7 and outstanding taxes, penalties, fines and fees;

8 (h) to collect information from tenants and tenant unions;

9 (i) to disseminate research and analysis to members;

10 (j) to convene public hearings, alone or in partnership with state or  
11 local entities;

12 (k) to issue reports, analyses and other documents to inform the  
13 public discourse;

14 (l) to appoint officers, agents and employees and fix their compen-  
15 sation, subject to the provisions of the civil service law;

16 (m) to recommend changes to law, including drafting proposed language;

17 (n) to advise relevant state and local agencies; and

18 (o) to allocate funding from the statewide tenant association fund  
19 established pursuant to section ninety-nine-uu of the state finance law.

20 § 239-1. Relationship to real property actions and proceedings law. 1.  
21 Every petition filed pursuant to section seven hundred forty-one of the  
22 real property actions and proceedings law shall state that, at the time  
23 of commencement of the special proceedings, either:

24 (a) no tenant union recognized under section two hundred thirty-nine-j  
25 of this article exists at the subject premises; or

26 (b) there is a tenant union at the subject premises and the landlord  
27 has met and conferred with such tenant union as required by subdivision  
28 three of section two hundred thirty-nine-j of this article.

29 2. Every petition filed pursuant to section seven hundred forty-one of  
30 the real property actions and proceedings law in a subject premises  
31 where there exists a tenant union shall state that prior to commencement  
32 of the special proceeding, the landlord has notified the tenant union  
33 and the statewide tenant association of the proceeding in accordance  
34 with section two hundred thirty-nine-j of this article.

35 § 239-m. Enforcement. 1. Where a tenant union established pursuant to  
36 section two hundred thirty-nine-j of this article exists at the subject  
37 premises, the failure of the landlord to comply with subdivision three  
38 of section two hundred thirty-nine-j of this article shall be deemed to  
39 substantially interfere with the comfort, repose, peace, and quiet of  
40 the members of the tenant union, and may serve as the basis for a legal  
41 claim by the tenant union or by individual members of the tenant union.

42 2. A tenant union established pursuant to section two hundred thirty-  
43 nine-j of this article or individual members of such a tenant union may  
44 bring an action in a court of competent jurisdiction, including but not  
45 limited to housing court, against the landlord or lessor of the subject  
46 premises to compel compliance with subdivision three of section two  
47 hundred thirty-nine-j of this article and to recover damages suffered by  
48 reason of noncompliance. In any action brought under this section, the  
49 court may award reasonable attorney's fees to a prevailing plaintiff.

50 3. Damages for landlords' noncompliance with section two hundred thir-  
51 ty-nine-j of this article may be awarded in the form of a rent abatement  
52 in a proceeding against a tenant or in a claim brought by a tenant union  
53 or individual members thereof.

54 4. A tenant's individual claim under this section shall survive  
55 dissolution of the tenant union at the subject premises.

1 5. Nothing in this article shall serve to limit the ability of tenants  
2 as individuals or as members of a tenant union or other tenant organiza-  
3 tion to withhold rent, seek repairs, or exercise any other legal right  
4 available to them under existing laws.

5 6. Upon a finding by a court of competent jurisdiction that a landlord  
6 has interfered with tenants' right to organize pursuant to this article  
7 or failed to comply with subdivision three of section two hundred thir-  
8 ty-nine-j of this article, such landlord shall be barred from increasing  
9 the rent at the subject premises from the date of the occurrence of the  
10 violation. Such bar shall remain in effect until the landlord adequately  
11 provides the tenants with the opportunity to establish a recognized  
12 tenant union and/or to meet and confer in accordance with the require-  
13 ments of section two hundred thirty-nine-j of this article.

14 § 2. The state finance law is amended by adding a new section 99-uu to  
15 read as follows:

16 § 99-uu. Statewide tenant association fund. 1. There is hereby estab-  
17 lished in the joint custody of the commissioner of taxation and finance  
18 and the comptroller a special fund to be known as the "statewide tenant  
19 association fund".

20 2. Such fund shall consist of revenues received pursuant to the  
21 provisions of article seven-B of the real property law and all other  
22 moneys credited or transferred thereto from any other fund or source  
23 pursuant to law. Nothing in this section shall prevent the state from  
24 receiving grants, gifts or bequests for the purposes of the fund as  
25 defined in this section and depositing them into the fund according to  
26 law. Any interest earned by the investment of moneys in the statewide  
27 tenant association shall be added to such fund, become part of such  
28 fund, and be used for the purposes of such fund.

29 3. Money allocated to the statewide tenant association fund shall be  
30 kept separate and shall not be commingled with any other funds in the  
31 custody of the state comptroller.

32 4. All moneys deposited in the statewide tenant association fund shall  
33 be made available for use by the statewide tenant association for the  
34 purposes of carrying out the powers and duties of the statewide tenant  
35 association pursuant to section two hundred thirty-nine-k of the real  
36 property law, including supporting tenant organizing in order to promote  
37 increased access to healthy, safe and affordable housing for residents  
38 of the state.

39 5. On or before the first day of February each year, the chair of the  
40 statewide tenant association shall provide a written report to the  
41 temporary president of the senate, speaker of the assembly, chair of the  
42 senate finance committee, the chair of the assembly ways and means  
43 committee, the state comptroller and the public. Such report shall  
44 include how the moneys of the statewide tenant association fund were  
45 utilized during the preceding calendar year, and shall include:

46 (a) the amount of money disbursed from the fund and the purposes of  
47 such disbursements;

48 (b) recipients of awards from the fund;

49 (c) the amount awarded to each recipient;

50 (d) the purposes for which such awards were granted; and

51 (e) a summary financial plan for such moneys which shall include esti-  
52 mates of all receipts and all disbursements for the current and succeed-  
53 ing fiscal years, along with the actual results from the prior fiscal  
54 year.

55 6. On or before the first day of February of each calendar year, the  
56 comptroller shall certify to the governor, the temporary president of

1 the senate, the speaker of the assembly, the chair of the senate finance  
2 committee and the chair of the assembly ways and means committee, the  
3 amount of money deposited in the statewide tenant association fund  
4 during the preceding calendar year as the result of revenue derived  
5 pursuant to article seven-B of the real property law, and from all  
6 grants, gifts and bequests.

7 7. Moneys shall be payable from the statewide tenant association fund  
8 on the audit and warrant of the comptroller on vouchers approved and  
9 certified by the chair of the statewide tenant association.

10 § 3. The sum of fifty million dollars (\$50,000,000), or so much there-  
11 of as may be necessary, is hereby appropriated to the division of hous-  
12 ing and community renewal out of any moneys in the state treasury in the  
13 general fund to the credit of the state purposes account, not otherwise  
14 appropriated, and made immediately available, for the purpose of carry-  
15 ing out the provisions of this act. Such moneys shall be payable on the  
16 audit and warrant of the comptroller on vouchers certified or approved  
17 by the commissioner of the division of housing and community renewal in  
18 the manner prescribed by law.

19 § 4. This act shall take effect on the sixtieth day after it shall  
20 have become a law.