

STATE OF NEW YORK

1701

2025-2026 Regular Sessions

IN ASSEMBLY

January 14, 2025

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

AN ACT to amend the real property law, in relation to the treatment of cooperative housing entities

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 220-a to read as follows:

§ 220-a. Treatment of cooperative housing entities. 1. Effective on or after the effective date of this section, the term "landlord" shall not include or apply to any corporation, entity or organization, hereinafter known as a "cooperative entity" that is or is operating for the purpose of providing housing and/or residences for its shareholders by leasing or subleasing to such shareholders, under proprietary leases or occupancy agreements or subleases of such leases or occupancy agreements of apartments or residences in the buildings or premises owned by such cooperative entities.

2. The term "tenant" shall not include any shareholder, tenant or subtenant of cooperative entities, unless such legislation or chapter specifically provides that such term landlord or tenant or sub-tenant is intended to apply to cooperative entities and shareholders, tenants or sub-tenants of such cooperative entities.

§ 2. 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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