

STATE OF NEW YORK

1959

2025-2026 Regular Sessions

IN ASSEMBLY

January 14, 2025

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

AN ACT to amend the administrative code of the city of New York and the
emergency tenant protection act of nineteen seventy-four, in relation
to reregulating units that were illegally deregulated from rent
control or rent stabilization

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

1 Section 1. The administrative code of the city of New York is amended
2 by adding a new section 26-504.1 to read as follows:

3 § 26-504.1 Reregulation of illegally deregulated units. Notwithstand-
4 ing any other provision of law to the contrary, any units that were
5 previously rent controlled or rent stabilized under this title and have
6 since been deregulated, except for those units deregulated under any
7 applicable provision of law, shall be returned to their status as rent
8 stabilized or rent controlled units as such units were prior to the
9 deregulation.

10 § 2. Section 4 of chapter 576 of the laws of 1974, constituting the
11 emergency tenant protection act of nineteen seventy-four, is amended by
12 adding a new section 5-a to read as follows:

13 § 5-a. Reregulation of illegally deregulated units. Notwithstanding
14 any other provision of law to the contrary, any units that were previ-
15 ously rent controlled or rent stabilized under this chapter and have
16 since been deregulated, except for those units to be deregulated under
17 any applicable provision of law, shall be returned to their status as
18 rent stabilized or rent controlled units as such units were prior to the
19 deregulation.

20 § 3. This act shall take effect on the sixtieth day after it shall
21 have become a law; provided that the amendments to chapter 4 of title 26
22 of the administrative code of the city of New York made by section one
23 of this act shall expire on the same date as such law expires and shall
24 not affect the expiration of such law as provided under section 26-520
25 of such law.

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

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