

STATE OF NEW YORK

4080

2025-2026 Regular Sessions

IN ASSEMBLY

January 31, 2025

Introduced by M. of A. CUNNINGHAM -- read once and referred to the
Committee on Judiciary

AN ACT to amend the real property law, in relation to requiring every
residential lease to provide conspicuous notice of the availability of
community solar for the provision of a tenant's electricity needs

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

1 Section 1. The real property law is amended by adding a new section
2 231-d to read as follows:

3 § 231-d. Community distributed generation facility notice in residen-
4 tial leases. 1. Every residential lease shall provide conspicuous notice
5 in bold face type as to the availability of a community distributed
6 generation facility, also known as community solar, as an electricity
7 provider. The lease shall also provide notice that more information can
8 be found on the New York state energy research and development authority
9 website and may include a link to such authority's website.

10 2. As used in this section, the term "community distributed generation
11 facility" shall mean a photovoltaic system with a rated capacity of not
12 more than five megawatts of alternating current that is connected to an
13 electric system and operated in conjunction with an electric corpo-
14 ration's transmission and distribution facilities. Participating elec-
15 tric customers receive a bill credit for the electricity generated in
16 proportion to the size of their interest in the facility, with at least
17 sixty percent of the facility's production allocated to participating
18 customers in increments of twenty-five kilowatts or less.

19 § 2. This act shall take effect six months after it shall have become
20 a law.

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

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