

STATE OF NEW YORK

429

2025-2026 Regular Sessions

IN ASSEMBLY

(Prefiled)

January 8, 2025

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

AN ACT to amend the real property law, in relation to notice to certain tenants of a bed bug infestation in residential rental premises

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

1 Section 1. Section 235-j of the real property law, as added by a chapter of the laws of 2024 amending the real property law relating to
2 requiring landlords and lessors provide notice to tenants about bed bug
3 infestation, as proposed in legislative bills numbers S. 9227 and A.
4 9329, is amended to read as follows:

5 § 235-j. Duty to inform of bed bug infestation. 1. Upon having knowledge of a bed bug infestation in a unit of a residential rental premises, the landlord or lessor of a residential rental premises shall
6 provide [~~all tenants and lessees on such premises~~] written notice of
7 such infestation to the landlord's tenants and lessees who reside in units on the premises immediately above, immediately below, and immediately adjacent to the infested unit. Such written notice shall be
8 provided to [~~the~~] such tenants and lessees within [~~twenty-four~~] seventy-two hours of the landlord or lessor having knowledge of the bed bug
9 infestation.
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11 2. Upon having knowledge of a bed bug infestation in a common area of a residential rental premises, the landlord or lessor of the residential rental premises shall place notice of such infestation in a conspicuous location accessible to all tenants and lessees residing in the premises within seventy-two hours of the landlord or lessor having knowledge of the bed bug infestation.
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14 3. Any notice required to be provided pursuant to subdivision one of this section shall not identify the infested unit or contain any
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EXPLANATION--Matter in italics (underscored) is new; matter in brackets [~~-~~] is old law to be omitted.

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1 personally identifying information of the tenant or tenants whose unit
2 experienced the bed bug infestation.

3 4. Subdivisions one and two of this section shall not apply to a land-
4 lord or lessor that is subject to notice and remediation obligations
5 related to bed bug infestations pursuant to a judicial order, legal
6 settlement, or binding agreement with a federal, state, or local regula-
7 tory entity while such judicial order, legal settlement, or binding
8 agreement is in effect.

9 § 2. This act shall take effect on the same date and in the same
10 manner as a chapter of the laws of 2024 amending the real property law
11 relating to requiring landlords and lessors provide notice to tenants
12 about bed bug infestation, as proposed in legislative bills numbers S.
13 9227 and A. 9329, takes effect.