

# STATE OF NEW YORK

742

2025-2026 Regular Sessions

## IN ASSEMBLY

(Prefiled)

January 8, 2025

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

AN ACT to amend the multiple dwelling law, in relation to requiring  
owners of multiple dwellings in cities with a population of one  
million or more to designate a secure space for packages to be deliv-  
ered to

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

1 Section 1. The section heading of section 57 of the multiple dwelling  
2 law is amended and a new subdivision 3 is added to read as follows:

3 Bells; mail receptacles; packages.

4 3. (a) In cities with a population of one million or more, whenever  
5 the owner of a multiple dwelling has not arranged for packages to be  
6 delivered to occupants thereof by such owner, or such owner's agent or  
7 employees, such owner shall designate a secure space within the building  
8 for packages to be delivered to. Such space may be a package room,  
9 management office, closet, or other similarly designated space, and such  
10 space shall be:

11 (i) locked;

12 (ii) accessible only to staff, residents or delivery people with a  
13 key;

14 (iii) monitored by a camera or other surveillance device; and

15 (iv) a space other than the building vestibule or lobby.

16 (b) The creation of such package room shall not result in any  
17 increased cost to the tenant. If no such space is available in the  
18 building, then building staff are required to deliver packages to the  
19 doorways of the residents to which they are addressed.

20 (c) Failure to comply with this subdivision shall result in the owner  
21 of the multiple dwelling being responsible for the full replacement  
22 price of any item lost or stolen, so long as the tenant is able to

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

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1 provide evidence of loss and the value of such lost or stolen items.  
2 Such evidence may include a delivery confirmation. A tenant shall not  
3 be required to file a police report or similar documentation to prove  
4 the loss of such item.

5 § 2. This act shall take effect on the ninetieth day after it shall  
6 have become a law.