

# STATE OF NEW YORK

795

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 administrative code of the city of New York, the emergency tenant protection act of nineteen seventy-four and the emergency housing rent control law, in relation to requiring the division of housing and community renewal to publish the results of annual audits of approved applications for temporary major capital improvement increases on its website annually

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

1 Section 1. Subdivision b of section 26-405.1 of the administrative  
2 code of the city of New York, as added by section 5 of part K of chapter  
3 36 of the laws of 2019, is amended to read as follows:  
4 b. The division shall establish an annual inspection and audit process  
5 which shall review twenty-five percent of applications for a temporary  
6 major capital improvement increase that have been submitted and  
7 approved. Such process shall include individual inspections and document  
8 review to ensure that owners complied with all obligations and responsi-  
9 bilities under the law for temporary major capital improvement  
10 increases. Inspections shall include in-person confirmation that such  
11 improvements have been completed in such way as described in the appli-  
12 cation. The division shall conspicuously make available on its website  
13 the results of every annual audit conducted pursuant to this subdivision  
14 and shall publish new audit results on its website annually.  
15 § 2. Subdivision b of section 26-511.1 of the administrative code of  
16 the city of New York, as added by section 4 of part K of chapter 36 of  
17 the laws of 2019, is amended to read as follows:  
18 b. The division shall establish an annual inspection and audit process  
19 which shall review twenty-five percent of applications for a temporary  
20 major capital improvement increase that have been submitted and

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

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1 approved. Such process shall include individual inspections and document  
2 review to ensure that owners complied with all obligations and responsi-  
3 bilities under the law for temporary major capital improvement  
4 increases. Inspections shall include in-person confirmation that such  
5 improvements have been completed in such way as described in the appli-  
6 cation. The division shall conspicuously make available on its website  
7 the results of every annual audit conducted pursuant to this subdivision  
8 and shall publish new audit results on its website annually.

9 § 3. Subdivision (b) of section 10-b of section 4 of chapter 576 of  
10 the laws of 1974, constituting the emergency tenant protection act of  
11 nineteen seventy-four, as added by section 6 of part K of chapter 36 of  
12 the laws of 2019, is amended to read as follows:

13 (b) The division shall establish an annual inspection and audit proc-  
14 ess which shall review twenty-five percent of applications for a tempo-  
15 rary major capital improvement increase that have been submitted and  
16 approved. Such process shall include individual inspections and document  
17 review to ensure that owners complied with all obligations and responsi-  
18 bilities under the law for temporary major capital improvement  
19 increases. Inspections shall include in-person confirmation that such  
20 improvements have been completed in such way as described in the appli-  
21 cation. The division shall conspicuously make available on its website  
22 the results of every annual audit conducted pursuant to this subdivision  
23 and shall publish new audit results on its website annually.

24 § 4. Subdivision 2 of section 8-a of chapter 274 of the laws of 1946,  
25 constituting the emergency housing rent control law, as added by section  
26 7 of part K of chapter 36 of the laws of 2019, is amended to read as  
27 follows:

28 2. The division shall establish an annual inspection and audit process  
29 which shall review twenty-five percent of applications for a temporary  
30 major capital improvement increase that have been submitted and  
31 approved. Such process shall include individual inspections and document  
32 review to ensure that owners complied with all obligations and responsi-  
33 bilities under the law for temporary major capital improvement  
34 increases. Inspections shall include in-person confirmation that such  
35 improvements have been completed in such way as described in the appli-  
36 cation. The division shall conspicuously make available on its website  
37 the results of every annual audit conducted pursuant to this subdivision  
38 and shall publish new audit results on its website annually.

39 § 5. This act shall take effect immediately; provided that the amend-  
40 ments to section 26-405.1 of the city rent and rehabilitation law made  
41 by section one of this act shall remain in full force and effect only as  
42 long as the public emergency requiring the regulation and control of  
43 residential rents and evictions continues, as provided in subdivision 3  
44 of section 1 of the local emergency housing rent control act; and  
45 provided that the amendments to section 26-511.1 of chapter 4 of title  
46 26 of the administrative code of the city of New York made by section  
47 two of this act shall expire on the same date as such law expires and  
48 shall not affect the expiration of such law as provided under section  
49 26-520 of such law.