STATE OF NEW YORK

868--A

2025-2026 Regular Sessions

IN ASSEMBLY

(Prefiled)

January 8, 2025

Introduced by M. of A. ROSENTHAL -- read once and referred to the Committee on People with Disabilities -- reference changed to the Committee on Social Services -- recommitted to the Committee on Social Services in accordance with Assembly Rule 3, sec. 2 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the social services law, in relation to requiring supervising state and city agencies to provide an informational notice to supportive housing tenants

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

Section 1. The social services law is amended by adding a new section 131-cc to read as follows:

§ 131-cc. Supportive housing tenants; required informational notice. 1. For purposes of this section, the following terms shall have the following meanings:

(a) "Dwelling unit" shall mean any building or structure or portion thereof which is occupied in whole or in part as the home, residence or sleeping place of one or more individuals.

(b) "Supervising agencies" shall mean the office of mental health, which may coordinate with the New York state office of temporary and disability assistance, the New York state department of health, the New York state office of addiction services and supports, the New York state office for people with developmental disabilities, the New York city department of health and mental hygiene, New York city department of housing preservation and development, the New York city HIV/AIDS services administration, and the New York city human resources administration to draft the notice.

(c) "Supportive housing" means affordable, permanent, or transitional housing with support services for tenants.

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

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(d) "Tenant" means an individual occupying, or intending to occupy, a dwelling unit for thirty consecutive days or more.

(e) "Supportive housing tenant" means any tenant residing in a dwelling unit that is funded, in whole or in part, pursuant to a contract with any city or state agency to provide supportive housing and/or services. Such definition shall include tenants occupying apartments leased by a non-governmental agency pursuant to a supportive housing contract, and to both licensed and unlicensed programs.

2. Supervising agencies shall be required to provide every supportive housing tenant or potential tenant at the time of an applicant interview to obtain housing, at the signing of an initial lease, at each lease renewal and upon request at any time, a notice of tenant rights approved by such supervising agency using plain and simple language. Such notice shall be made available in English and in the primary language spoken by the tenant or potential tenant. Any supportive housing landlord or supervising agency initiating an eviction proceeding shall be required to serve such notice to any tenant or occupant with any notification of eviction, notice of termination, notice to cure, or notification of termination of assistance. Such notice shall include, but not be limited to, the following information:

(a) whether the dwelling unit is subject to state rent stabilization laws or protections under article six-A of the real property law and if not, the reason for exemption from such laws. For dwelling units that are subject to state rent stabilization laws, such notice shall also provide information on how to obtain a rent history from the division of housing and community renewal;

(b) whether the dwelling unit is located in a building that is in receipt of a tax exemption or abatement, including but not limited to abatements or exemptions pursuant to sections four hundred twenty-one-a or four hundred twenty-one-g of the real property tax law. If the building is in receipt of an exemption or abatement, the notice shall include the abatement or exemption start and end dates;

(c) that a tenant's eviction must be sought through a court proceeding when required by section seven hundred eleven or seven hundred thirteen of the real property actions and proceedings law, and that a tenant may bring special proceedings pursuant to article seven of the real property actions and proceedings law if they are unlawfully evicted and any relevant phone numbers that a tenant may contact for legal advice and possible legal representation;

(d) the tenant's right to enforce any applicable housing maintenance codes, information concerning how to report violations of such codes to the local housing agency and to the building owner, and name and contact information for the person or people responsible for maintaining applicable housing maintenance code standards and responding to emergencies;

(e) the tenant's right to request reasonable accommodations and the process for requesting such accommodations, the right to be protected against discrimination pursuant to article fifteen of the executive law and any other applicable federal, state and local laws and the procedure for reporting cases of discrimination to the New York state division of human rights;

(f) the tenant's right to receipts for payments made in exchange for occupancy pursuant to section two hundred thirty-five-e of the real property law and the tenant's right to receive a copy on the overlease if such housing provider is subleasing in addition to the sublease;

(g) the tenant's right to live with family and/or one additional occupant in a dwelling unit pursuant to section two hundred thirty-five-f of

the real property law, the tenant's right to form, join or participate in a tenant group pursuant to section two hundred thirty of the real property law;

(h) whether the dwelling unit is subject to 14 NYCRR section 595, and if so, the tenant's rights pursuant to such section;

(i) the tenant's right to be free from harassment, and what constitutes as tenant harassment under section two hundred thirty-five-d of the real property law;

(j) the building's regulatory scheme, including:

(i) each funding stream used to provide social services, subsidize rents, or underwrite the development of the dwelling unit or property and the contact information for the agency affiliated with such funding stream;

(ii) the name or names of the program or programs pursuant to which the tenant is occupying the dwelling unit;

(iii) the name of the supervising agency administering the program and/or providing services or assistance pursuant to subparagraphs (i) and (ii) of this paragraph;

(iv) the grievance policy or procedure to register and hear tenant complaints;

(v) any applicable state, local or federal regulations;

(vi) contact information for the supervising agency pursuant to subparagraph (iii) of this paragraph;

(vii) the total rent, tenant rent and agency subsidy amounts; and

(viii) the manner in which rent shall be paid;

(k) the tenant's right to be provided access to legal services if facing eviction in housing court and all other relevant tenant's rights and procedures and agency resources for eviction prevention;

(l) any additional information related to tenant's rights provided in writing or relayed orally to a supportive housing applicant during an interview with such supervising agencies; and

(m) contact information for the appropriate supervising agencies for tenants to submit complaints including violations of this section.

3. Supervising agencies shall draft the notice required pursuant to subdivision two of this section within sixty days of the effective date of this section.

4. Supervising agencies shall receive, investigate, and respond to complaints concerning violations of this section. All complaints and responses received by any supervising agencies shall be compiled and posted on the office of mental health's website and shall include the date the complaint was submitted, any results of the complaint, and the date of the conclusion of any investigation resulting from the complaint. All complaints and responses shall be posted on the office of mental health's website within thirty days.

5. The office of mental health, in collaboration with supervising agencies, shall create an online portal and telephone hotline where tenants can request an additional copy of such tenant's bill of rights at any time.

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

§ 231-d. Supportive housing bill of rights notice. 1. Any landlord, as defined in subdivision two of section two hundred eleven of this chapter, of a supportive housing building as defined by section one hundred thirty-one-cc of the social services law, shall append to or incorporate any initial lease, renewal lease, notice required pursuant to paragraph (a) of subdivision one of section two hundred twenty-six-c of this arti-

cle, notice required pursuant to subdivision two of section seven hundred eleven of the real property actions and proceedings law, or petition pursuant to section seven hundred forty-one of the real property actions and proceedings law, the notice as described in section one hundred thirty-one-cc of the social services law and approved by the pertinent supervising agency as described in that section.

§ 3. This act shall take effect on the one hundred twentieth day after it shall have become a law.