STATE OF NEW YORK

879

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 real property law, in relation to the landlord's request for information regarding a request to sublet

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

Section 1. Subdivision 4 of section 226-b of the real property law, as added by chapter 403 of the laws of 1983, is amended to read as follows:

4. With respect to units covered by the emergency tenant protection act of nineteen seventy-four or the rent stabilization law of nineteen hundred sixty-nine the exercise of the rights granted by this section shall be subject to the applicable provisions of such laws. **In the case of such units, any request for additional information made pursuant to paragraph (c) of subdivision two of this section shall be upon forms promulgated by the division of housing and community renewal and shall include only those questions provided by the division.** Nothing contained in this section [~~two hundred twenty-six-b~~] shall be deemed to affect the rights, if any, of any tenant subject to [~~title Y of chapter 51~~] **chapter three of title twenty-six** of the administrative code of the city of New York or the emergency housing rent control law.

§ 2. Within thirty days after this act shall have become a law, the division of housing and community renewal shall promulgate such forms as shall be required to effectuate the provisions of section one of this act. Such forms shall vary to accommodate the differing standards applicable to subletting under the various laws and codes governing subletting.

§ 3. This act shall take effect immediately and shall apply to sublease requests mailed to a landlord on or after the date the form provided for by this act is promulgated by the division of housing and community renewal.

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

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