

# STATE OF NEW YORK

8937

2025-2026 Regular Sessions

## IN ASSEMBLY

July 16, 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 requiring certain  
landlords and property managers to provide notice to tenants on proper  
protocols for recycling

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

1 Section 1. The real property law is amended by adding a new section  
2 235-k to read as follows:

3 § 235-k. Recycling protocols; notice. 1. The division of housing and  
4 community renewal shall require each landlord or property manager in a  
5 city of a million or more of a public or private multi-family building  
6 to issue to each tenant a notice, annually and upon signing of a new  
7 lease and/or renewal lease, to educate tenants about the types of items  
8 that are required to be separated from regular trash by state or local  
9 law, rule, regulation or ordinance. The division of housing and communi-  
10 ty renewal shall require each landlord or property manager to distribute  
11 such notice to all tenants via mail or electronic correspondence in a  
12 manner they see fit, so that the tenants can easily access and view the  
13 notice.

14 2. The notice required by this section shall be developed by the divi-  
15 sion of housing and community renewal and shall include, at minimum,  
16 information on materials accepted for recycling, including organic  
17 waste, proper procedures for separating items, and resources for tenants  
18 with questions on what specific materials can be recycled, including a  
19 link to the division of housing and community renewal's webpage on recy-  
20 cling and zero waste. In addition, the notice shall provide space for  
21 each building's owner, or the building owner's designated represen-  
22 tative, to advise tenants where to place materials to be recycled within  
23 their building or on the premises.

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

LBD11348-07-5

1 3. The division of housing and community renewal shall prepare an  
2 example notice and make such example notice available on its website for  
3 download and distribution by landlords and property managers pursuant to  
4 subdivision one of this section.

5 4. For purposes of this section, "tenant" shall mean a lessee or other  
6 occupant regularly residing within a dwelling unit, regardless of wheth-  
7 er said occupant is a party to a lease agreement.

8 § 2. This act shall take effect on the thirtieth day after it shall  
9 have become a law.