STATE OF NEW YORK

1019

2025-2026 Regular Sessions

IN SENATE

(Prefiled)

January 8, 2025

Introduced by Sen. JACKSON -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development

AN ACT to amend the public housing law, in relation to establishing equitable repair and maintenance standards for certain buildings

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

Section 1. The public housing law is amended by adding a new section 19-b to read as follows:

§ 19-b. Equitable repair and maintenance standards for certain buildings. 1. The commissioner shall promulgate rules and regulations for equitable repair and maintenance standards for mixed-use residential buildings with twenty or more units which shall include, but not be limited to:

(a) A requirement that landlords maintain a log of repair and maintenance requests categorized by whether the unit is market-rate, subsidized or rent-stabilized. Such log shall be made available for review by the division upon request and shall detail the nature of the maintenance request, the response and completion times, and the repair specifics, while anonymizing tenant information.

(b) A requirement that landlords offer uniform service quality across all units, including equal response times and comparable quality in materials and appliances used for repairs. The commissioner shall promulgate comprehensive standards for what constitutes standardized response times and equitable repairs for the purposes of such requirements.

(c) A prohibition on utilizing repair and maintenance services as a form of tenant harassment, and a grievance procedure for tenants to report service-related issues directly to the division.

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

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(d) Penalties for non-compliance with rules and regulations promulgated pursuant to this section, including but not limited to fines.

2. The division shall have the power to conduct audits and investigations to ensure compliance with the rules and regulations promulgated pursuant to this section.

3. The division shall annually on or before December thirty-first, publish a report on its public website which provides information on the state of repair and maintenance services provided in mixed-use residential buildings subject to the provisions of this section.

§ 2. This act shall take effect on the first of January next succeeding the date on which it shall have become a law. Effective immediately, the addition, amendment and/or repeal of any rule or regulation necessary for the implementation of this act on its effective date are authorized to be made and completed on or before such effective date.