STATE OF NEW YORK

10205

IN SENATE

May 5, 2026

Introduced by Sen. C. RYAN -- read twice and ordered printed, and when printed to be committed to the Committee on Aging

AN ACT to amend the real property law, in relation to directing the division of housing and community renewal, in consultation with the office for the aging and the division of human rights to develop educational materials regarding property owner's legal responsibilities to provide accessible housing accommodations

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

Section 1. The real property law is amended by adding a new section 227-g to read as follows:

§ 227-g. Landlord accessibility education. 1. The commissioner of housing and community renewal, in consultation with the office for the aging and the division of human rights, shall develop and maintain a standardized set of educational materials and resources for landlords and property owners regarding their legal responsibility and obligations to provide accessible housing accommodations for lessees and tenants who are sixty-two years of age or older, and/or who have a disability as defined in section two hundred ninety-two of the executive law.

2. Such educational materials and resources shall include, but not limited to:

(a) a landlord or property owner's responsibility for providing or permitting accessible housing accommodations for senior and/or disabled tenants or lessees under section two hundred ninety-six of the executive law;

(b) guidance on the design and construction requirements for common accessibility modifications; and

(c) the average costs for common retrofitting projects, including but not limited to, the installation of shower grab bars, wheelchair lifts, wheelchair ramps, and lowered light switches.

3. The division of housing and community renewal shall make the educational materials developed pursuant to this section accessible to the public on its webpage.

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

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4. Such educational materials and resources shall be available in multiple languages in accordance with section two hundred two-a of the executive law.

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