

# STATE OF NEW YORK

127

2025-2026 Regular Sessions

## IN SENATE

(Prefiled)

January 8, 2025

Introduced by Sen. COMRIE -- read twice and ordered printed, and when printed to be committed to the Committee on Cities 1

AN ACT to amend the administrative code of the city of New York and the real property actions and proceedings law, in relation to granting legal services to small property owners

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

1 Section 1. Section 26-1301 of the administrative code of the city of  
2 New York, as added by local law number 136 for the year 2017, is amended  
3 by adding a twelfth undesignated paragraph to read as follows:

4 "Small property owner" shall mean any lessor in a residential real  
5 property transaction, and includes an owner of twenty units or less who  
6 lists residential real property for lease with an agent, whether or not  
7 a lease results, or who receives an offer to lease twenty units of resi-  
8 dential real property or less in the city of New York.

9 § 2. Section 26-1303 of the administrative code of the city of New  
10 York is amended by adding a new subdivision e to read as follows:

11 e. Any small property owner shall be entitled to free legal services  
12 if such small property owner can prove a loss of at least twenty percent  
13 of rent payments in a calendar year.

14 § 3. The real property actions and proceedings law is amended by  
15 adding a new section 703 to read as follows:

16 § 703. Small property owner; legal services. Any small property owner  
17 shall be entitled to free legal services if such small property owner  
18 can prove a loss of at least twenty percent of rent payments in a calen-  
19 dar year. For the purposes of this section, "small property owner"  
20 shall mean any lessor in a residential real property transaction, and  
21 includes an owner of twenty units or less who lists residential real  
22 property for lease with an agent, whether or not a lease results, or who

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

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1 receives an offer to lease twenty units of residential real property or  
2 less.

3 § 4. The real property actions and proceedings law is amended by  
4 adding a new section 770-a to read as follows:

5 § 770-a. Small property owner; legal services. Any small property  
6 owner shall be entitled to free legal services if such small property  
7 owner can prove a loss of at least twenty percent of rent payments in a  
8 calendar year. For the purposes of this section, "small property owner"  
9 shall mean any lessor in a residential real property transaction, and  
10 includes an owner of twenty units or less who lists residential real  
11 property for lease with an agent, whether or not a lease results, or who  
12 receives an offer to lease twenty units of residential real property or  
13 less.

14 § 5. This act shall take effect on the ninetieth day after it shall  
15 have become a law.