STATE OF NEW YORK

137

2025-2026 Regular Sessions

IN SENATE

(Prefiled)

January 8, 2025

Introduced by Sens. COMRIE, HELMING -- 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 real property actions and proceedings law and the New York city civil court act, in relation to the establishment of an escrow account

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

Section 1. Section 701 of the real property actions and proceedings law is amended by adding a new subdivision 3 to read as follows:

3. Any court which holds a special proceeding to recover real property shall establish an escrow account. In order to appear in any such court, a tenant shall submit any owed rent into such escrow account.

§ 2. Section 769 of the real property actions and proceedings law is amended by adding a new subdivision 3 to read as follows:

3. Each court which holds special proceedings pursuant to subdivision one of this section shall establish an escrow account. In order to appear in such court, a tenant shall submit any owed rent into such escrow account.

§ 3. Section 791 of the real property actions and proceedings law is amended by adding a new subdivision 3 to read as follows:

3. Each court which holds special proceedings pursuant to subdivision one of this section shall establish an escrow account. In order to appear in court, a tenant shall submit any owed rent into such escrow account.

§ 4. Section 796-a of the real property actions and proceedings law is amended by adding a new subdivision 5 to read as follows:

5. Each court which holds special proceedings pursuant to subdivision one of this section shall establish an escrow account. In order to

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

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appear in such court, a tenant shall submit any owed rent into such escrow account.

§ 5. Section 204 of the New York city civil court act, as amended by chapter 36 of the laws of 2023, is amended to read as follows:

§ 204. Summary proceedings. **1.** The court shall have jurisdiction over summary proceedings to recover possession of real property located within the city of New York, to remove tenants therefrom, and to render judgment for rent due without regard to amount, and in such a proceeding after the court has determined that a warrant of eviction be issued, it shall not be necessary for the court to sign the warrant, but it may be signed by the clerk of said court. The court shall also have jurisdiction over special proceedings by tenants of multiple dwellings in the city of New York for judgment directing deposit of rents and the use thereof for the purpose of remedying conditions dangerous to life, health or safety, as authorized by article [~~seven-a~~] **seven-A** of the real property actions and proceedings law.

2. Each court which holds special proceedings pursuant to subdivision one of this section shall establish an escrow account. In order to appear in such court, a tenant shall submit any owed rent into such escrow account.

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