

STATE OF NEW YORK

1745

2025-2026 Regular Sessions

IN SENATE

January 13, 2025

Introduced by Sen. STAVISKY -- read twice and ordered printed, and when printed to be committed to the Committee on Judiciary

AN ACT to amend the real property law, in relation to the treatment of cooperative housing entities

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

- 1 Section 1. The real property law is amended by adding a new section
2 220-a to read as follows:
3 § 220-a. Treatment of cooperative housing entities. 1. Effective on or
4 after the effective date of this section, the term "landlord" shall not
5 include or apply to any corporation, entity or organization, hereinafter
6 known as a "cooperative entity" that is or is operating for the purpose
7 of providing housing and/or residences for its shareholders by leasing
8 or subleasing to such shareholders, under proprietary leases or occupan-
9 cy agreements or subleases of such leases or occupancy agreements of
10 apartments or residences in the buildings or premises owned by such
11 cooperative entities.
12 2. The term "tenant" shall not include any shareholder, tenant or
13 subtenant of cooperative entities, unless such legislation or chapter
14 specifically provides that such term landlord or tenant or sub-tenant is
15 intended to apply to cooperative entities and shareholders, tenants or
16 sub-tenants of such cooperative entities.
17 § 2. This act shall take effect immediately.

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

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