

# STATE OF NEW YORK

228

2025-2026 Regular Sessions

## IN SENATE

(Prefiled)

January 8, 2025

Introduced by Sens. SKOUFIS, HINCHEY, JACKSON, MAY, ROLISON, WEBB --  
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 law, in relation to increases of rent  
in manufactured home parks

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

1 Section 1. Section 233-b of the real property law, as added by section  
2 12 of part 0 of chapter 36 of the laws of 2019, is amended by adding two  
3 new subdivisions 9 and 10 to read as follows:

4 9. When a manufactured home park owner notifies the manufactured home-  
5 owners in the park of a rent or fee increase and the increase is in  
6 excess of three percent above the current rent, the manufactured home  
7 park owner shall provide a written justification for the increase that  
8 complies with this section and make available to any resident, by  
9 request, documentation that show the costs and commencement of work that  
10 justify the rent increase pursuant to this section, as applicable.

11 10. In order for an increase in costs to justify a rent increase above  
12 three percent pursuant to paragraph (a) or (c) of subdivision two of  
13 this section for costs incurred for ordinary maintenance, including  
14 preventive maintenance, or repair of the roads, infrastructure, or other  
15 community property or services, the community owner must demonstrate  
16 that the work performed was necessary to meet the community owner's  
17 warranty of habitability obligations under subdivision m of section two  
18 hundred thirty-three of this article, and demonstrate that the rent  
19 increase imposed was no more than was necessary to cover the actual and  
20 reasonable cost of the work performed.

21 § 2 Section 233-b of the real property law, as added by chapter 654 of  
22 the laws of 2019, is renumbered section 233-c.

23 § 3. 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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