

# STATE OF NEW YORK

561--A

2025-2026 Regular Sessions

## IN SENATE

(Prefiled)

January 8, 2025

Introduced by Sens. KRUEGER, CLEARE, HOYLMAN-SIGAL, JACKSON, RIVERA, SERRANO -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development -- reported favorably from said committee and committed to the Committee on Finance -- reported favorably from said committee, ordered to first and second report, ordered to a third reading, passed by Senate and delivered to the Assembly, recalled, vote reconsidered, restored to third reading, amended and ordered reprinted, retaining its place in the order of third reading

AN ACT to amend the administrative code of the city of New York and the real property tax law, in relation to notice regarding the rent increase exemption for low income elderly persons and persons with disabilities programs

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

1 Section 1. The administrative code of the city of New York is amended  
2 by adding a new section 26-605.2 to read as follows:

3 § 26-605.2 Required notice. (a) A tenant residing in a dwelling unit  
4 subject to the provisions of this chapter shall be furnished a notice  
5 informing such tenant about the tenant's potential eligibility for a  
6 rent increase exemption pursuant to this chapter and sections four  
7 hundred sixty-seven-b and four hundred sixty-seven-c of the the real  
8 property tax law. The form and content of such notice shall be promul-  
9 gated as required by paragraph i of subdivision three of section four  
10 hundred sixty-seven-b of the real property tax law, provided that such  
11 notice shall clearly and conspicuously display the eligibility require-  
12 ments for the rent increase exemption and the website address and tele-  
13 phone number where tenants may obtain more information.

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

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1 (b) The notice required by subdivision (a) of this section shall be  
2 furnished by the following agencies or individuals at the same time as  
3 the notice required by the occurrence of the following events:

4 (1) The state commissioner of housing and community renewal shall  
5 provide such notice to a tenant in the event of:

6 (i) Receipt of an application for a rent adjustment due to a major  
7 capital improvement;

8 (ii) A rent increase pursuant to section thirty-one of the private  
9 housing finance law;

10 (iii) Receipt of the annual certification required by section thirty-  
11 one of the private housing finance law; and

12 (iv) For dwelling units subject to chapter three of this title, a  
13 maximum base rent adjustment pursuant to paragraph one of subdivision g  
14 of section 26-405 of this title.

15 (2) The landlord of a dwelling unit shall provide such notice to a  
16 tenant:

17 (i) With an initial lease and any renewal lease; and

18 (ii) Upon the annual registration of a housing accommodation as  
19 required by section 26-517 of this title.

20 (c) When notice is furnished pursuant to paragraph one of subdivision  
21 (b) of this section, such notice shall include specific information as  
22 to the agency providing such notice.

23 § 2. Subparagraph 2 of paragraph i of subdivision 3 of section 467-b  
24 of the real property tax law, as added by chapter 424 of the laws of  
25 2015, is amended to read as follows:

26 (2) (A) a landlord of any housing accommodation subject to provisions  
27 of the local emergency housing rent control act, the emergency tenant  
28 protection act of nineteen seventy-four or any local laws enacted pursu-  
29 ant thereto, the emergency housing rent control law or the rent stabili-  
30 zation law of nineteen hundred sixty-nine shall, at least once annually,  
31 including with a new lease and all renewal leases and upon the annual  
32 registration of a housing accommodation as required by section 26-517 of  
33 the administrative code of the city of New York delivered to the occu-  
34 pant of such accommodation, provide the informational material describ-  
35 ing eligibility for and the benefits of the senior citizen rent increase  
36 exemption program and the disability rent increase exemption program, as  
37 provided by the entity administering the program pursuant to subpara-  
38 graph one of this paragraph.

39 (B) The notice required by clause (A) of this subparagraph shall be  
40 furnished by the state commissioner of housing and community renewal to  
41 a tenant at the same time as:

42 (i) Receipt of an application for a rent adjustment due to a major  
43 capital improvement;

44 (ii) A rent increase pursuant to section thirty-one of the private  
45 housing finance law;

46 (iii) Receipt of the annual certification required by section thirty-  
47 one of the private housing finance law; and

48 (iv) For dwelling units subject to chapter three of title twenty-six  
49 of the administrative code of the city of New York, a maximum base rent  
50 adjustment pursuant to paragraph one of subdivision g of section 26-405  
51 of the administrative code of the city of New York.

52 (C) When notice is furnished pursuant to clause (B) of this subpara-  
53 graph, such notice shall include specific information as to the agency  
54 providing such notice.

55 § 3. Subdivision 3 of section 467-c of the real property tax law is  
56 amended by adding a new paragraph e to read as follows:

1 e. (1) Notwithstanding any provision of law to the contrary, a tenant  
2 residing in a dwelling unit subject to the provisions of this section  
3 shall be furnished a notice informing such tenant about the tenant's  
4 potential eligibility for a rent increase exemption pursuant to this  
5 section. The form and content of such notice shall be promulgated as  
6 required by paragraph i of subdivision three of section four hundred  
7 sixty-seven-b of this title.

8 (2) The notice required by subparagraph one of this paragraph shall be  
9 furnished by the following agencies or individuals at the same time as  
10 the notice required by the occurrence of the following events:

11 (A) The state commissioner of housing and community renewal shall  
12 provide such notice to a tenant in the event of:

13 (i) Receipt of an application for a rent adjustment due to a major  
14 capital improvement;

15 (ii) A rent increase pursuant to section thirty-one of the private  
16 housing finance law;

17 (iii) Receipt of the annual certification required by section thirty-  
18 one of the private housing finance law; and

19 (iv) For dwelling units subject to chapter three of title twenty-six  
20 of the administrative code of the city of New York, a maximum base rent  
21 adjustment pursuant to paragraph one of subdivision g of section 26-405  
22 of the administrative code of the city of New York.

23 (B) The landlord of a dwelling unit shall provide such notice to a  
24 tenant:

25 (i) With an initial lease and any renewal lease; and

26 (ii) Upon the annual registration of a housing accommodation as  
27 required by section 26-517 of the administrative code of the city of New  
28 York.

29 (3) When notice is furnished pursuant to clause (A) of subparagraph  
30 two of this paragraph, such notice shall include specific information as  
31 to the agency providing such notice.

32 § 4. This act shall take effect on the thirtieth day after it shall  
33 have become a law. Effective immediately, the addition, amendment  
34 and/or repeal of any rule or regulation necessary for the implementation  
35 of this act on its effective date are authorized to be made and  
36 completed on or before such effective date.