STATE OF NEW YORK

6156

2025-2026 Regular Sessions

IN SENATE

March 5, 2025

Introduced by Sen. CLEARE -- 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 multiple dwelling law and the multiple residence law, in relation to enacting the "AC in Residencies ('AIR') Act" to require the installation of air conditioning equipment in indoor common gathering areas in certain residential buildings

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

Section 1. Short title. This act shall be known and may be cited as the "AC in Residencies (AIR) Act".

§ 2. The multiple dwelling law is amended by adding a new section 85 to read as follows:

§ 85. Mandatory cooling centers. 1. Every multiple dwelling that is over eighty feet in height; has more than one hundred residents; or is operated for occupancy by persons fifty-five years of age or older pursuant to Sec. 807(b)(2)(c) (42 U.S.C. 3607(b)(2)(c)) of the federal Fair Housing Act of 1988, as amended, shall be provided with permanent cooling and dehumidification equipment in at least one indoor common gathering space in such multiple dwelling.

2. Such areas shall be made available to residents of such multiple dwellings as cooling centers during such times when the outdoor heat index exceeds eighty degrees Fahrenheit.

3. Temporary or portable cooling and dehumidification equipment may be used to meet the requirements of this section prior to, but not later than, two years following the effective date of this section.

§ 3. The multiple residence law is amended by adding a new section 175 to read as follows:

§ 175. Mandatory cooling centers. 1. Every multiple residence that is over eighty feet in height; has more than one hundred residents; or is operated for occupancy by persons fifty-five years of age or older

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

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pursuant to Sec. 807(b)(2)(c) (42 U.S.C. 3607(b)(2)(c)) of the federal Fair Housing Act of 1988, as amended, shall be provided with permanent cooling and dehumidification equipment in at least one indoor common gathering space in each such multiple residence.

2. Such areas shall be made available to residents of such multiple residences as cooling centers during such times when the outdoor heat index exceeds eighty degrees Fahrenheit.

3. Temporary or portable cooling and dehumidification equipment may be used to meet the requirements of this section prior to, but not later than, two years following the effective date of this section.

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