STATE OF NEW YORK

6914

2025-2026 Regular Sessions

IN SENATE

March 26, 2025

Introduced by Sen. COMRIE -- 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 rental assistance payment standard pilot program; and providing for the repeal of such provisions upon expiration thereof

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

Section 1. The real property law is amended by adding a new section 226-d to read as follows:

§ 226-d. Rental assistance payment standard pilot program. 1. Where the requirements of this section are satisfied, the owner of a housing accommodation shall be entitled to charge and collect a rent equal to the maximum amount that the rental assistance program prescribes for like housing accommodations, subject to rent reasonableness calculations, notwithstanding that such rental amount might exceed rent limitations under any other applicable law or regulation.

2. A housing accommodation shall be subject to the provisions of subdivision one of this section if the housing accommodation is registered as vacant with the state housing agency for registration year two thousand twenty-five and is subsequently rented to a tenant who is the recipient of a rental assistance housing voucher under any federal, state, or local program, and such rental assistance is provided pursuant to a payment agreement between the owner and applicable housing agency with respect to the housing accommodation. Only housing accommodations in buildings constructed prior to January first, nineteen hundred seventy-four shall be eligible.

3. Where a rent prescribed by a rental assistance program pursuant to subdivision one of this section exceeds the legal regulated rent, preferential rent, or maximum collectible rent for such housing accommodation, such legal regulated rent, preferential rent, or maximum collectible rent shall be preserved and registered with the state housing

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

LBD11281-01-5

agency, as applicable, subject to any increases allowed by law as if the apartment were rented in the normal course during the same time period. The legal rent shall be reinstated, subject to any allowable increases, when the housing accommodation is no longer subject to the rental assistance program.

§ 2. This act shall take effect immediately and shall expire and be deemed repealed June 15, 2027, except that any housing accommodation with a vacancy lease start date before June 15, 2027 shall continue to be covered by this act for as long as such housing accommodation is occupied by a tenant with a rental assistance housing voucher and covered by a payment agreement with a government entity.