STATE OF NEW YORK

7184

2025-2026 Regular Sessions

IN SENATE

April 3, 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 administrative code of the city of New York, in relation to extending rent stabilization to units occupied by tenants of housing accommodations owned by charitable and non-profit institutions

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

Section 1. Clause (i) of subparagraph (c) of paragraph 9 of subdivision c of section 26-511 of the administrative code of the city of New York, is amended to read as follows:

(i) the tenant's initial tenancy commenced after the owner acquired the property and the owner requires the unit in connection with its charitable or educational purposes including, but not limited to, housing for affiliated persons; provided that with respect to any **unit occupied by a** tenant whose right to occupancy commenced prior to July first, nineteen hundred seventy-eight pursuant to a written lease or written rental agreement and who did not receive notice at the time of the execution of the lease that [~~his or her~~] **their** tenancy was subject to non-renewal, the institution shall not have the right to refuse to renew **such tenant or their successors, or any tenant thereafter,** pursuant to this subparagraph **unless such refusal or non-renewal is based on other grounds specified in state law**; provided further that a tenant who was affiliated with the institution at the commencement of [~~his or her~~] **their** tenancy and whose affiliation terminates during such tenancy shall not have the right to a renewal lease; or

§ 2. This act shall take effect immediately; provided that the amendments to section 26-511 of chapter 4 of title 26 of the administrative code of the city of New York made by section one of this act shall expire on the same date as such law expires and shall not affect the expiration of such law as provided under section 26-520 of such law.

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

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