STATE OF NEW YORK

7595

2025-2026 Regular Sessions

IN SENATE

April 23, 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 real property actions and proceedings law, in relation to adding dwelling occupants to residential dwelling or housing accommodation leases

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 "Fair Addition in Rental (F.A.I.R.) Leases Act".

§ 2. The real property actions and proceedings law is amended by adding two new sections 711-a and 711-b to read as follows:

§ 711-a. Leases; add dwelling occupants. A landlord is required to add occupants of a residential dwelling or housing accommodation to the lease:

1. upon request by the lease holder;

2. if the occupant is at least eighteen years old;

3. if the occupant can show proof of currently residing in such residential dwelling or housing accommodation. Such proof may include, but not be limited to:

(a) water, electricity, gas, telephone or internet bill;

(b) credit card bill or statement;

(c) letter issued by a public authority;

(d) company payslip or check;

(e) home or rental insurance policy;

(f) car registration or insurance;

(g) letter of employment;

(h) official letter from an educational institution on such institution's letterhead;

(i) municipality or government tax letter;

(j) driver's license; or

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

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(k) residence permit.

§ 711-b. Landlord; prohibition of rent increase or imposition of fee. A landlord is prohibited from increasing the rent or imposing a fee for the purpose of adding occupants to the lease pursuant to section seven hundred eleven-a of this article.

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