

STATE OF NEW YORK

7597

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 and the real property law, in relation to unlawful eviction

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

1 Section 1. Short title. This act shall be known and may be cited as
2 the "protection against unfair section 8 evictions (P.A.U.S.E.) act".

3 § 2. Section 768 of the real property actions and proceedings law is
4 amended by adding a new subdivision 3 to read as follows:

5 3. In any case of public assistance where the municipality or section
6 8 refuses to pay the required portion of rent under any state, local or
7 federal subsidy program due to building code violations or violations of
8 the warranty of habitability pursuant to section two hundred thirty-
9 five-b of the real property law, the tenant or lawful occupant of a
10 dwelling shall not be required to pay their share under any state, local
11 or federal subsidy program and shall not be subject to eviction summary
12 proceedings for non-payment of rent or supplemental rent.

13 § 3. Section 770 of the real property actions and proceedings law is
14 amended by adding a new subdivision 3 to read as follows:

15 3. In any case of public assistance where the municipality or section
16 8 refuses to pay the required portion of rent under any state, local or
17 federal subsidy program due to building code violations or violations of
18 the warranty of habitability pursuant to section two hundred thirty-
19 five-b of the real property law or pursuant to subdivision one of this
20 section, the tenants or lawful occupants of a dwelling shall not be
21 required to pay their share under a state, local or federal subsidy
22 program and shall not be subject to eviction summary proceedings for
23 non-payment of rent or supplemental rent.

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

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1 § 4. Section 235-b of the real property law is amended by adding a new
2 subdivision 4 to read as follows:

3 4. In any case of public assistance where the municipality or section
4 8 refuses to pay the required portion of rent under any state, local or
5 federal subsidy program due to building code violations or violations of
6 the warranty of habitability pursuant to this section, the tenants or
7 lawful occupants of a dwelling shall not be required to pay their share
8 under any state, local or federal subsidy program and shall not be
9 subject to eviction summary proceedings for non-payment of rent or
10 supplemental rent.

11 § 5. This act shall take effect immediately.