STATE OF NEW YORK

9482

IN SENATE

March 17, 2026

Introduced by Sens. KAVANAGH, SEPULVEDA -- read twice and ordered printed, and when printed to be committed to the Committee on Judiciary

AN ACT to amend the New York city civil court act, in relation to establishing a subpart to hear eviction matters related to affordable housing providers and small landlords

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

Section 1. Section 110 of the New York city civil court act is amended by adding a new subdivision (r) to read as follows:

(r)(1) A separate subpart, in each borough of the city of New York, of the housing part established by this section shall be devoted to actions and proceedings involving evictions of tenants living in affordable housing or building units owned by small landlords.

(2) For the purposes of this subdivision, "small landlord" shall have the same meaning as subdivision three of section two hundred eleven of the real property law, and "affordable housing" shall mean dwelling units that are subject to a regulatory agreement with a state or local housing agency.

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

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

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