STATE OF NEW YORK

9708

IN SENATE

April 2, 2026

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 multiple dwelling law, in relation to requiring records of elevator maintenance, operation issues and repairs be made available

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

Section 1. Section 51 of the multiple dwelling law is amended by adding a new subdivision 8 to read as follows:

8. A record of all elevator or vertical transportation maintenance, operation issues and repairs shall be maintained and kept up to date by the owner of such multiple dwelling. Such records shall be made available to the municipal department having jurisdiction over such elevator or vertical transportation violations. Tenants of the multiple dwelling shall have the opportunity to review such records, and copies of such records shall be provided upon request. Copies of such records may be used to prohibit individual apartment improvement increases or temporary major capital improvement increases as defined in section eight-a of chapter two hundred seventy-four of the laws of nineteen hundred forty-six, constituting the emergency housing rent control law.

§ 2. This act shall take effect on the thirtieth 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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