STATE OF NEW YORK

9719

IN SENATE

April 2, 2026

Introduced by Sen. CLEARE -- read twice and ordered printed, and when printed to be committed to the Committee on Judiciary

AN ACT to amend the real property law, in relation to remedies for a violation of the prohibition on a landlord from refusing to rent due to a tenant's involvement in a prior dispute

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

Section 1. Section 227-f of the real property law is amended by adding a new subdivision 3 to read as follows:

3. (a) Any potential tenant injured by reason of a violation of subdivision one of this section may bring an action in the supreme court for temporary and permanent injunctive relief and for damages together with the costs of the action, including reasonable attorney's fees.

(b) An action under this subdivision may be brought within two years of when a tenant should reasonably have discovered a violation and may be brought against the landlord or their agent or employee or any other person charged or authorized to lease the relevant residential premise.

(c) A person may commence an action under this subdivision whether or not they have reported the violation to the attorney general.

(d) The commencement of an action under this subdivision shall not preclude the attorney general from bringing an action under subdivision two of this section for injunctive relief and the recovery of civil penalties.

§ 2. This act shall take effect immediately.

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

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