STATE OF NEW YORK

10306

IN ASSEMBLY

February 20, 2026

Introduced by M. of A. ROSENTHAL -- read once and referred to the Committee on Housing

AN ACT to amend the administrative code of the city of New York, in relation to providing additional protections for tenants who are harassed by landlords

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

Section 1. Subparagraphs g and h of paragraph 48 of subdivision a of section 27-2004 of the administrative code of the city of New York, as amended by local law number 144 of the city of New York for the year 2025, are amended and five new subparagraphs i, j, k, l and m are added to read as follows:

g. other repeated acts or omissions of such significance as to substantially interfere with or disturb the comfort, repose, peace or quiet of any person lawfully entitled to occupancy of such dwelling unit and that cause or are intended to cause such person to vacate such dwelling unit or to surrender or waive any rights in relation to such occupancy, including improperly requiring such person to seek, receive or refrain from submitting to medical treatment in violation of subdivision b of section 26-1201; [~~or~~]

h. any conduct in violation of section 26-521[~~.~~]*;*

i. withdrawing or attempting to withdraw unauthorized funds from a tenant's bank account;

j. engaging in a pattern of conduct that repeatedly violates subparagraph i of this paragraph;

k. repeatedly furnishing tenants with false or misleading rent statements for rent which the landlord knows or has reason to know has already been tendered or is not owed;

l. refusing to reimburse or apply rent credits within thirty days; or

m. commencing one or more non-payment proceedings for rent which the landlord knows or has reason to know is not due, or for rent that has been tendered and refused without reason.

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

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§ 2. Subdivision (o) of section 27-2115 of the administrative code of the city of New York, as added by local law number 148 of the city of New York for the year 2017, is amended to read as follows:

(o) In any action brought by a lawful occupant or group of lawful occupants under subdivision [~~h~~] **(h)** of this section for a violation of subdivision d of section 27-2005 of this chapter, the housing part shall, in addition to any other relief such court determines to be appropriate, award to each such occupant (i) compensatory damages or, at the election of such occupant, one thousand dollars and (ii) reasonable attorneys' fees and costs. Such court may also, at its sole discretion, award punitive damages. **Further, in the case of an owner violating subparagraphs i, j, k, l, and m of paragraph 48 of subdivision a of section 27-2004 of this chapter such lawful occupant or group of lawful occupants shall be awarded treble damages.**

§ 3. This act shall take effect immediately.