

STATE OF NEW YORK

4586

2025-2026 Regular Sessions

IN ASSEMBLY

February 4, 2025

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

AN ACT to amend the public housing law, in relation to requiring the New York city housing authority to address certain repairs within thirty days after receipt of a written notice to management

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

1 Section 1. The public housing law is amended by adding a new section
2 402-h to read as follows:

3 § 402-h. Repairs; written notice. 1. For the purposes of this section,
4 the following terms shall have the following meanings:

5 (a) "Authority" shall mean the New York city housing authority.

6 (b) "Department" shall mean the New York city department of housing
7 preservation and development.

8 2. Notwithstanding any law, rule or regulation to the contrary, the
9 authority shall repair or cause to be repaired any conditions that it
10 would otherwise have a duty to repair under law if it were a private
11 landlord, within thirty days of receipt by the property manager of writ-
12 ten notice of such conditions in need of repairs. Such written notice
13 shall be provided to the property manager in a manner consistent with
14 rules and regulations promulgated for such purpose by the authority in
15 conjunction with the department.

16 3. A tenant or an authorized member of a tenant household of a unit
17 owned or operated by the authority may report a violation of subdivision
18 two of this section by the authority to the department. Upon receipt of
19 a report of a violation of subdivision two of this section by the
20 authority, the department shall issue to the authority a mandatory order
21 to repair the conditions upon which such violation is predicated. After
22 fifteen days of the issuance of such mandatory order to repair, the
23 department shall inspect such reported violation.

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

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1 4. A tenant of a unit subject to the provisions of this section may
2 choose to repair a condition that the authority otherwise has a duty to
3 repair under law. Before beginning such repair, such tenant shall notify
4 the property manager of the project wherein such tenant resides of such
5 tenant's intent to repair such conditions. Such tenant shall keep an
6 accurate record of expenses incurred by repairing such conditions and
7 shall either: (a) be entitled to payment from the authority of such
8 amount, within fifteen days of notice to the authority of such expenses
9 incurred, or (b) be entitled to deduct such amount from future rent owed
10 to the authority.

11 5. The provisions of this section shall not apply to any condition in
12 need of repair caused by a tenant of a unit covered by this section, or
13 by a person or persons under such tenant's direction or control.

14 § 2. This act shall take effect on the ninetieth day after it shall
15 have become a law. Effective immediately, the addition, amendment and/or
16 repeal of any rule or regulation necessary for the implementation of
17 this act on its effective date are authorized to be made and completed
18 on or before such effective date.