

STATE OF NEW YORK

5396

2025-2026 Regular Sessions

IN ASSEMBLY

February 13, 2025

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

AN ACT to amend the real property law, in relation to limiting the time landlords have to process applications

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

1 Section 1. This act shall be known and may be cited as the "Right to
2 Timely Rental Applications Act".

3 § 2. The real property law is amended by adding a new section 232-d to
4 read as follows:

5 § 232-d. Timely rental applications. 1. A landlord, lessor, sub-lessor
6 or grantor who does not provide notice to an applicant within seven days
7 after the: (a) date the applicant submits a completed rental application
8 to the landlord on an application form furnished by the landlord; or (b)
9 date the landlord accepts an application deposit if the landlord does
10 not furnish the applicant an application form, shall be deemed to have
11 rejected the applicant. A landlord's rejection of one co-applicant shall
12 be deemed as a rejection of all co-applicants.

13 2. Any payment, fee or charge demanded by a landlord, lessor, sub-lessor
14 or grantor for the processing, review or acceptance of an applica-
15 tion, which is returnable to the applicant upon rejection, shall be
16 returned to the rejected applicant within fourteen days of such
17 rejection.

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

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

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