

# STATE OF NEW YORK

6419

2025-2026 Regular Sessions

## IN ASSEMBLY

March 4, 2025

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

AN ACT to amend the private housing finance law, in relation to requiring the disclosure of charges for the installation, removal or use of an air conditioning unit and the pro-rating of charges for the use of an air conditioner

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

1 Section 1. Section 32-a of the private housing finance law is amended  
2 by adding a new subdivision 15 to read as follows:

3 15. Require, whenever a company charges for the installation, removal,  
4 or use of an air conditioning unit, that any such charges be disclosed  
5 to the person prior to any action taken or charge assessed by the compa-  
6 ny. Charges for the use of an air conditioning unit, if any, shall  
7 commence upon the installation of the air conditioning unit and shall  
8 cease upon the removal of the air conditioning unit. Partial charges  
9 shall be pro-rated to a daily rate.

10 § 2. Section 579 of the private housing finance law, as amended by  
11 chapter 855 of the laws of 1968, is amended to read as follows:

12 § 579. Rules and regulations. 1. The commissioner or the supervising  
13 agency, as the case may be, shall require, whenever a company charges  
14 for the installation, removal, or use of an air conditioning unit, that  
15 any such charges be disclosed to the person prior to any action taken or  
16 charge assessed by the company. Charges for the use of an air condition-  
17 ing unit, if any, shall commence upon the installation of the air condi-  
18 tioning unit and shall cease upon the removal of the air conditioning  
19 unit. Partial charges shall be pro-rated to a daily rate.

20 2. The commissioner and the supervising agency shall each have power  
21 to make rules and regulations to carry out their respective powers and  
22 duties pursuant to this article and to effectuate the purposes thereof.

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

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