

STATE OF NEW YORK

7830

2025-2026 Regular Sessions

IN ASSEMBLY

April 11, 2025

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

AN ACT to amend the real property law, in relation to the rental assistance payment standard pilot program; and providing for the repeal of such provisions upon expiration thereof

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

1 Section 1. The real property law is amended by adding a new section
2 226-d to read as follows:

3 § 226-d. Rental assistance payment standard pilot program. 1. Where
4 the requirements of this section are satisfied, the owner of a housing
5 accommodation shall be entitled to charge and collect a rent equal to
6 the maximum amount that the rental assistance program prescribes for
7 like housing accommodations, subject to rent reasonableness calcu-
8 lations, notwithstanding that such rental amount might exceed rent limi-
9 tations under any other applicable law or regulation.

10 2. A housing accommodation shall be subject to the provisions of
11 subdivision one of this section if the housing accommodation is regis-
12 tered as vacant with the state housing agency for registration year two
13 thousand twenty-five and is subsequently rented to a tenant who is the
14 recipient of a rental assistance housing voucher under any federal,
15 state, or local program, and such rental assistance is provided pursuant
16 to a payment agreement between the owner and applicable housing agency
17 with respect to the housing accommodation. Only housing accommodations
18 in buildings constructed prior to January first, nineteen hundred seven-
19 ty-four shall be eligible.

20 3. Where a rent prescribed by a rental assistance program pursuant to
21 subdivision one of this section exceeds the legal regulated rent, pref-
22 erential rent, or maximum collectible rent for such housing accommo-
23 dation, such legal regulated rent, preferential rent, or maximum collec-
24 tible rent shall be preserved and registered with the state housing

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

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1 agency, as applicable, subject to any increases allowed by law as if the
2 apartment were rented in the normal course during the same time period.
3 The legal rent shall be reinstated, subject to any allowable increases,
4 when the housing accommodation is no longer subject to the rental
5 assistance program.

6 § 2. This act shall take effect immediately and shall expire and be
7 deemed repealed June 15, 2027, except that any housing accommodation
8 with a vacancy lease start date before June 15, 2027 shall continue to
9 be covered by this act for as long as such housing accommodation is
10 occupied by a tenant with a rental assistance housing voucher and
11 covered by a payment agreement with a government entity.