STATE OF NEW YORK

7982--A

2025-2026 Regular Sessions

IN ASSEMBLY

April 16, 2025

Introduced by M. of A. CHANG, ANGELINO, HAWLEY, SMULLEN -- read once and referred to the Committee on Judiciary -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the real property actions and proceedings law, in relation to final judgments on a petition

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

Section 1. Short title. This act shall be known and may be cited as the "small home owner and tenant fairness act".

§ 2. Section 745 of the real property actions and proceedings law is amended by adding a new subdivision 3 to read as follows:

3. In cases concerning dwellings with two units or less, the court shall render a final judgment on a petition no later than six months from the date upon which issue is joined. Further, in cases concerning dwellings with three or four units, the court shall render a final judgment on a petition no later than twelve months from the date upon which the issue is joined. Provided, however, that the parties to the proceeding may agree to waive the time requirement for final judgment as established by this subdivision.

§ 3. This act shall take effect immediately.

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

LBD11273-03-5