

# STATE OF NEW YORK

802

2025-2026 Regular Sessions

## IN ASSEMBLY

(Prefiled)

January 8, 2025

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

AN ACT to amend the private housing finance law, in relation to initiating a four-year moratorium on privatization voting by Mitchell-Lama building shareholders

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

1 Section 1. Section 35 of the private housing finance law is amended by  
2 adding a new subdivision 5 to read as follows:

3 5. (a) In the event of a failed voluntary dissolution vote by a compa-  
4 ny subject to this article, there shall be a four-year moratorium on  
5 voluntary dissolution voting by such company.

6 (b) Any city, town or village may enact local laws, ordinances, resol-  
7 utions or regulations not less restrictive than those provided in this  
8 subdivision.

9 (c) The provisions of this subdivision shall not diminish the require-  
10 ments of any other law which may apply to such action.

11 § 2. This act shall take effect on the ninetieth day after it shall  
12 have become a law.

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

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