

# STATE OF NEW YORK

8717

2025-2026 Regular Sessions

## IN ASSEMBLY

June 2, 2025

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

AN ACT to amend the multiple dwelling law, in relation to requiring records of elevator and vertical transportation maintenance, operation issues and repairs be made available

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

1 Section 1. Section 51 of the multiple dwelling law is amended by  
2 adding a new subdivision 8 to read as follows:

3 8. A record of all elevator or vertical transportation maintenance,  
4 operation issues and repairs shall be maintained and kept up to date by  
5 the owner of such multiple dwelling. Such owners shall record when  
6 elevators or other form of vertical transportation: (a) are inoperable  
7 or out of service; (b) require emergency service; (c) require preventa-  
8 tive maintenance; or (d) require mechanical repairs, including but not  
9 limited to door malfunctions, hydraulic system repairs, and maintenance  
10 to the electronic control system or maintenance to the elevator carriage  
11 or hoistway. Such records shall be made available to the municipal  
12 department having jurisdiction over such elevator or vertical transpor-  
13 tation violations. Tenants of the multiple dwelling shall have the  
14 opportunity to review such records, and copies of such records shall be  
15 provided upon request. Copies of such records may be used to prohibit  
16 individual apartment improvement increases or temporary major capital  
17 improvement increases as described in section eight-a of the emergency  
18 housing rent control law.

19 § 2. This act shall take effect on the thirtieth day after it shall  
20 have become a law.

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

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