

STATE OF NEW YORK

1020

2025-2026 Regular Sessions

IN SENATE

(Prefiled)

January 8, 2025

Introduced by Sen. JACKSON -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development

AN ACT to amend the administrative code of the city of New York, the emergency tenant protection act of nineteen seventy-four and the emergency housing rent control law, in relation to requiring notice be provided to tenants prior to the beginning of work on a major capital improvement

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

1 Section 1. Subparagraph (g) of paragraph 1 of subdivision g of section
2 26-405 of the administrative code of the city of New York, as amended by
3 section 27 of part Q of chapter 39 of the laws of 2019, is amended to
4 read as follows:
5 (g) There has been since July first, nineteen hundred seventy, a major
6 capital improvement essential for the preservation energy efficiency,
7 functionality, or infrastructure of the entire building, improvement of
8 the structure including heating, windows, plumbing and roofing but shall
9 not be for operational costs or unnecessary cosmetic improvements. The
10 temporary increase based upon a major capital improvement under this
11 subparagraph for any order of the commissioner issued after the effec-
12 tive date of [~~the~~] part K of chapter thirty-six of the laws of two thou-
13 sand nineteen [~~that amended this subparagraph~~] shall be in an amount
14 sufficient to amortize the cost of the improvements pursuant to this
15 subparagraph (g) over a twelve-year period for buildings with thirty-
16 five or fewer units or a twelve and one-half year period for buildings
17 with more than thirty-five units, and shall be removed from the legal
18 regulated rent thirty years from the date the increase became effective
19 inclusive of any increases granted by the applicable rent guidelines
20 board. Temporary major capital improvement increases shall be collect-

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

LBD02943-01-5

1 ible prospectively on the first day of the first month beginning sixty
2 days from the date of mailing notice of approval to the tenant. Such
3 notice shall disclose the total monthly increase in rent and the first
4 month in which the tenant would be required to pay the temporary
5 increase. An approval for a temporary major capital improvement increase
6 shall not include retroactive payments. The collection of any increase
7 shall not exceed two percent in any year from the effective date of the
8 order granting the increase over the rent set forth in the schedule of
9 gross rents, with collectability of any dollar excess above said sum to
10 be spread forward in similar increments and added to the rent as estab-
11 lished or set in future years. Upon vacancy, the landlord may add any
12 remaining balance of the temporary major capital improvement increase to
13 the legal regulated rent. Notwithstanding any other provision of the
14 law, for any renewal lease commencing on or after June 14, 2019, the
15 collection of any rent increases due to any major capital improvements
16 approved on or after June 16, 2012 and before June 16, 2019 shall not
17 exceed two percent in any year for any tenant in occupancy on the date
18 the major capital improvement was approved. To be eligible for a tempo-
19 rary rent increase based upon a major capital improvement under this
20 subparagraph, notice shall be required to be provided to tenants prior
21 to the beginning of work on such major capital improvement, or

22 § 2. Paragraph 6 of subdivision c of section 26-511 of the administra-
23 tive code of the city of New York, as separately amended by section 12
24 of part K of chapter 36 and section 28 of part Q of chapter 39 of the
25 laws of 2019, is amended to read as follows:

26 (6) provides criteria whereby the commissioner may act upon applica-
27 tions by owners for increases in excess of the level of fair rent
28 increase established under this law provided, however, that such crite-
29 ria shall provide (a) as to hardship applications, for a finding that
30 the level of fair rent increase is not sufficient to enable the owner to
31 maintain approximately the same average annual net income (which shall
32 be computed without regard to debt service, financing costs or manage-
33 ment fees) for the three year period ending on or within six months of
34 the date of an application pursuant to such criteria as compared with
35 annual net income, which prevailed on the average over the period nine-
36 teen hundred sixty-eight through nineteen hundred seventy, or for the
37 first three years of operation if the building was completed since nine-
38 teen hundred sixty-eight or for the first three fiscal years after a
39 transfer of title to a new owner provided the new owner can establish to
40 the satisfaction of the commissioner that ~~[he or she]~~ such owner
41 acquired title to the building as a result of a bona fide sale of the
42 entire building and that the new owner is unable to obtain requisite
43 records for the fiscal years nineteen hundred sixty-eight through nine-
44 teen hundred seventy despite diligent efforts to obtain same from prede-
45 cessors in title and further provided that the new owner can provide
46 financial data covering a minimum of six years under ~~[his or her]~~ such
47 owner's continuous and uninterrupted operation of the building to meet
48 the three year to three year comparative test periods herein provided;
49 and (b) as to completed building-wide major capital improvements, for a
50 finding that such improvements are deemed depreciable under the Internal
51 Revenue Code and that the cost is to be amortized over a twelve-year
52 period for a building with thirty-five or fewer housing accommodations,
53 or a twelve and one-half-year period for a building with more than thir-
54 ty-five housing accommodations, for any determination issued by the
55 division of housing and community renewal after the effective date of
56 ~~[the the]~~ part K of chapter thirty-nine of the laws of two thousand

19 [that amended this paragraph] and shall be removed from the legal regulated rent thirty years from the date the increase became effective inclusive of any increases granted by the applicable rent guidelines board. Temporary major capital improvement increases shall be collectible prospectively on the first day of the first month beginning sixty days from the date of mailing notice of approval to the tenant. Such notice shall disclose the total monthly increase in rent and the first month in which the tenant would be required to pay the temporary increase. An approval for a temporary major capital improvement increase shall not include retroactive payments. The collection of any increase shall not exceed two percent in any year from the effective date of the order granting the increase over the rent set forth in the schedule of gross rents, with collectability of any dollar excess above said sum to be spread forward in similar increments and added to the rent as established or set in future years. Upon vacancy, the landlord may add any remaining balance of the temporary major capital improvement increase to the legal regulated rent. Notwithstanding any other provision of the law, for any renewal lease commencing on or after June 14, 2019, the collection of any rent increases due to any major capital improvements approved on or after June 16, 2012 and before June 16, 2019 shall not exceed two percent in any year for any tenant in occupancy on the date the major capital improvement was approved or based upon cash purchase price exclusive of interest or service charges. To be eligible for a temporary rent increase based upon a major capital improvement under this paragraph, notice shall be required to be provided to tenants prior to the beginning of work on such major capital improvement. Where an application for a temporary major capital improvement increase has been filed, a tenant shall have sixty days from the date of mailing of a notice of a proceeding in which to answer or reply. The state division of housing and community renewal shall provide any responding tenant with the reasons for the division's approval or denial of such application. Notwithstanding anything to the contrary contained herein, no hardship increase granted pursuant to this paragraph shall, when added to the annual gross rents, as determined by the commissioner, exceed the sum of, (i) the annual operating expenses, (ii) an allowance for management services as determined by the commissioner, (iii) actual annual mortgage debt service (interest and amortization) on its indebtedness to a lending institution, an insurance company, a retirement fund or welfare fund which is operated under the supervision of the banking or insurance laws of the state of New York or the United States, and (iv) eight and one-half percent of that portion of the fair market value of the property which exceeds the unpaid principal amount of the mortgage indebtedness referred to in subparagraph (iii) of this paragraph. Fair market value for the purposes of this paragraph shall be six times the annual gross rent. The collection of any increase in the stabilized rent for any apartment pursuant to this paragraph shall not exceed six percent in any year from the effective date of the order granting the increase over the rent set forth in the schedule of gross rents, with collectability of any dollar excess above said sum to be spread forward in similar increments and added to the stabilized rent as established or set in future years;

§ 3. Paragraph 3 of subdivision d of section 6 of section 4 of chapter 576 of the laws of 1974, constituting the emergency tenant protection act of nineteen seventy-four, as amended by section 26 of part Q of chapter 39 of the laws of 2019, is amended to read as follows:

(3) there has been since January first, nineteen hundred seventy-four a major capital improvement essential for the preservation, energy efficiency, functionality, or infrastructure of the entire building, improvement of the structure including heating, windows, plumbing and roofing, but shall not be for operation costs or unnecessary cosmetic improvements. An adjustment under this paragraph shall be in an amount sufficient to amortize the cost of the improvements pursuant to this paragraph over a twelve-year period for a building with thirty-five or fewer housing accommodations, or a twelve and one-half period for a building with more than thirty-five housing accommodations and shall be removed from the legal regulated rent thirty years from the date the increase became effective inclusive of any increases granted by the applicable rent guidelines board, for any determination issued by the division of housing and community renewal after the effective date of the chapter of the laws of two thousand nineteen that amended this paragraph. Temporary major capital improvement increases shall be collectable prospectively on the first day of the first month beginning sixty days from the date of mailing notice of approval to the tenant. Such notice shall disclose the total monthly increase in rent and the first month in which the tenant would be required to pay the temporary increase. An approval for a temporary major capital improvement increase shall not include retroactive payments. The collection of any increase shall not exceed two percent in any year from the effective date of the order granting the increase over the rent set forth in the schedule of gross rents, with collectability of any dollar excess above said sum to be spread forward in similar increments and added to the rent as established or set in future years. Upon vacancy, the landlord may add any remaining balance of the temporary major capital improvement increase to the legal regulated rent. Notwithstanding any other provision of the law, the collection of any rent increases for any renewal lease commencing on or after June 14, 2019, due to any major capital improvements approved on or after June 16, 2012 and before June 16, 2019 shall not exceed two percent in any year for any tenant in occupancy on the date the major capital improvement was approved. To be eligible for a temporary rent increase based upon a major capital improvement under this paragraph, notice shall be required to be provided to tenants prior to the beginning of work on such major capital improvement, or

§ 4. Subparagraph 7 of the second undesignated paragraph of paragraph (a) of subdivision 4 of section 4 of chapter 274 of the laws of 1946, constituting the emergency housing rent control law, as separately amended by section 25 of part Q of chapter 39 and section 14 of part K of chapter 36 of the laws of 2019, is amended to read as follows:

(7) there has been since March first, nineteen hundred fifty, a major capital improvement essential for the preservation, energy efficiency, functionality, or infrastructure of the entire building, improvement of the structure including heating, windows, plumbing and roofing, but shall not be for operational costs or unnecessary cosmetic improvements; which for any order of the commissioner issued after the effective date of ~~[the]~~ part K of chapter thirty-six of the laws of two thousand nineteen ~~[that amended this paragraph]~~ the cost of such improvement shall be amortized over a twelve-year period for buildings with thirty-five or fewer units or a twelve and one-half year period for buildings with more than thirty-five units, and shall be removed from the legal regulated rent thirty years from the date the increase became effective inclusive of any increases granted by the applicable rent guidelines board. Temporary major capital improvement increases shall be collectible prospec-

tively on the first day of the first month beginning sixty days from the date of mailing notice of approval to the tenant. Such notice shall disclose the total monthly increase in rent and the first month in which the tenant would be required to pay the temporary increase. An approval for a temporary major capital improvement increase shall not include retroactive payments. The collection of any increase shall not exceed two percent in any year from the effective date of the order granting the increase over the rent set forth in the schedule of gross rents, with collectability of any dollar excess above said sum to be spread forward in similar increments and added to the rent as established or set in future years. Upon vacancy, the landlord may add any remaining balance of the temporary major capital improvement increase to the legal regulated rent. Notwithstanding any other provision of the law, for any renewal lease commencing on or after June 14, 2019, the collection of any rent increases due to any major capital improvements approved on or after June 16, 2012 and before June 16, 2019 shall not exceed two percent in any year for any tenant in occupancy on the date the major capital improvement was approved; provided, however, to be eligible for a temporary rent increase based upon a major capital improvement under this subparagraph, notice shall be required to be provided to tenants prior to the beginning of work on such major capital improvement; provided, however, where an application for a temporary major capital improvement increase has been filed, a tenant shall have sixty days from the date of mailing of a notice of a proceeding in which to answer or reply. The state division of housing and community renewal shall provide any responding tenant with the reasons for the division's approval or denial of such application; or

§ 5. This act shall take effect on the ninetieth day after it shall have become a law; provided that:

(a) the amendments to section 26-405 of the city rent and rehabilitation law made by section one of this act shall remain in full force and effect only as long as the public emergency requiring the regulation and control of residential rents and evictions continues, as provided in subdivision 3 of section 1 of the local emergency housing rent control act; and

(b) the amendments to section 26-511 of chapter 4 of title 26 of the administrative code of the city of New York made by section two of this act shall expire on the same date as such law expires and shall not affect the expiration of such law as provided under section 26-520 of such law.