STATE OF NEW YORK

10509

IN SENATE

May 15, 2026

Introduced by Sen. BOTTCHER -- 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 multiple dwelling law, in relation to the definition of interim multiple dwelling

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

Section 1. Paragraph (c) of subdivision 6 of section 281 of the multiple dwelling law, as added by chapter 41 of the laws of 2019, is amended to read as follows:

(c) The term "interim multiple dwelling", as used in this subdivision shall also include buildings, structures or portions thereof that are located north of West 24th Street and south of West 27th Street and west of tenth avenue and east of eleventh avenue in a city of more than one million persons which were occupied for residential purposes as the residence or home of any two or more families living independently from one another for a period of twelve consecutive months during the period commencing January first, two thousand fifteen, and ending December thirty-first, two thousand sixteen and subject to all the conditions and limitations of this subdivision other than the number of units in the building. A reduction in the number of occupied residential units in a building after meeting the aforementioned twelve consecutive month requirement shall not eliminate the protections of this section for any remaining residential occupants qualified for such protections **nor shall a reduction in the number of occupied residential units in a building during or prior to the period of the aforementioned twelve consecutive month requirement eliminate the protections of this section for any remaining residential occupants qualified for such protections, provided that the remaining occupants' continuous residential use commenced prior to December thirty-first, nineteen hundred ninety-five and that there were three or more families living independently of one another for any twelve consecutive months during the period commencing December thirty-first, nineteen hundred ninety-five and ending December thirty-first, two thousand sixteen**. Non-residential space in a building as of the

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

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effective date of this subdivision shall be offered for residential use only after the obtaining of a residential certificate of occupancy for such space and such space shall be exempt from this article, even if a portion of such building may be an interim multiple dwelling.

§ 2. This act shall take effect immediately.