STATE OF NEW YORK

1130

2025-2026 Regular Sessions

IN SENATE

January 8, 2025

Introduced by Sen. MAY -- read twice and ordered printed, and when printed to be committed to the Committee on Investigations and Government Operations

AN ACT to amend the executive law, in relation to protections for renters using certain housing subsidies or public assistance

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

Section 1. Section 296 of the executive law is amended by adding a new subdivision 2-b to read as follows:

2-b. (a) Prohibited minimum income requirements for housing subsidy or voucher recipients. For purposes of subdivisions two-a and five of this section, it shall constitute unlawful discrimination because of lawful source of income to commit any practice prohibited by such subdivisions based upon the amount of a person's income where such person uses or will use a housing subsidy or voucher that is provided by a public or non-profit entity that issues rental payment, whether partial or full, made directly to the housing provider, including but not limited to a voucher under Section 8 of the United States Housing Act of 1937 (42 U.S.C. § 1437f), and the monthly rent is within the rental payment limits allowable by such housing subsidy or voucher provider under program rules or regulations.

(b) Prohibited minimum income requirements for public assistance recipients. For purposes of subdivisions two-a and five of this section, it shall constitute unlawful discrimination because of lawful source of income to commit any practice prohibited by such subdivisions based upon the amount of a person's income where such person uses or will use housing assistance or public assistance that is provided by a public or non-profit entity that issues rental payment, whether partial or full, made directly to the housing provider and the individual's portion of the monthly rent would be one-third or less of such individual's monthly gross income.

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

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(c) "Housing provider" defined. For the purposes of this subdivision, the term "housing provider" shall mean the owner, lessee, sub-lessee, assignee, or managing agent of housing accommodations, or other person having the right to sell, rent or lease a housing accommodation, a real estate broker, a real estate salesperson, or any agent or employee thereof.

§ 2. This act shall take effect immediately.