# STATE OF NEW YORK

2366

2025-2026 Regular Sessions

# IN SENATE

January 16, 2025

Introduced by Sen. SCARCELLA-SPANTON -- 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 real property actions and proceedings law and the penal law, in relation to clarifying the definition of "tenant" to exclude squatters; and to amend the administrative code of the city of New York, in relation to bona fide lease agreements and evictions

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

Section 1. The opening paragraph of section 711 of the real property actions and proceedings law, as amended by section 1 of part II of chapter 56 of the laws of 2024, is amended to read as follows:

A tenant shall include an occupant of one or more rooms in a rooming house or a resident, not including a transient occupant, of one or more rooms in a hotel who has been in possession for [~~thirty~~] **sixty** consecutive days or longer. A tenant shall not include a squatter. For the purposes of this section, a squatter is a person who enters onto or intrudes upon real property without the permission of the person entitled to possession, and continues to occupy the property without title, right or permission of the owner or owner's agent or a person entitled to possession. In the event of a conflict between the provisions regarding squatters of this section and the provisions of subdivision three of section seven hundred thirteen of this article, the provisions of section seven hundred thirteen of this article shall be controlling. No tenant or lawful occupant of a dwelling or housing accommodation shall be removed from possession except in a special proceeding. A special proceeding may be maintained under this article upon the following grounds:

§ 2. Section 711 of the real property actions and proceedings law is amended by adding a new subdivision 7 to read as follows:

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

LBD06425-01-5

**7. Notwithstanding any contrary provision of law, for the purposes of this article, a tenant shall not include a person who enters onto real property or enters a building with the intent of squatting therein, or without title, right, and permission of the rightful owner, or payment of rent to the rightful owner pursuant to a bona fide lease agreement.**

§ 3. Subdivision (g) of section 140.10 of the penal law, as amended by chapter 176 of the laws of 2011, is amended to read as follows:

(g) where the property consists of a right-of-way or yard of a railroad or rapid transit railroad which has been designated and conspicuously posted as a no-trespass railroad zone**; or**

**(h) with the intent of squatting in such building or upon such real property or otherwise occupies such building or real property without title, right, and permission of the rightful owner, or payment of rent to the rightful owner pursuant to a bona fide lease agreement; provided, however, that in any prosecution under this subdivision it shall be an affirmative defense that the defendant is a tenant as defined in section seven hundred eleven of the real property actions and proceedings law**.

§ 4. The opening paragraph of subdivision a of section 26-521 of the administrative code of the city of New York is amended to read as follows:

It shall be unlawful for any person to evict or attempt to evict an occupant of a dwelling unit who has lawfully occupied the dwelling unit for thirty consecutive days or longer or who has entered into a **bona fide** lease **agreement with the rightful owner** with respect to such dwelling unit or has made a request for a lease for such dwelling unit pursuant to the hotel stabilization provisions of the rent stabilization law except to the extent permitted by law pursuant to a warrant of eviction or other order of a court of competent jurisdiction or a governmental vacate order by:

§ 5. This act shall take effect immediately.