STATE OF NEW YORK

3215

2025-2026 Regular Sessions

IN SENATE

January 24, 2025

Introduced by Sen. KAVANAGH -- read twice and ordered printed, and when printed to be committed to the Committee on Codes

AN ACT to amend the penal law, in relation to preventing the harassment of a rent regulated tenant

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

Section 1. The first undesignated paragraph of section 241.05 of the penal law, as amended by chapter 573 of the laws of 2019, is amended to read as follows:

[~~The~~] **There shall be a presumption that a course of conduct as described in subdivision two of this section was intended to cause such persons to vacate such dwelling units or to surrender or waive any rights in relation to such occupancy. However, the** good faith commencement and pursuit of a lawful eviction action by an owner against a rent regulated tenant in a court of competent jurisdiction shall not, by itself, constitute a "systematic ongoing course of conduct" in violation of paragraph (c) of subdivision two of this section.

§ 2. This act shall take effect immediately.

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

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