

STATE OF NEW YORK

3218

2025-2026 Regular Sessions

IN SENATE

January 24, 2025

Introduced by Sens. KAVANAGH, 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 emer-
gency housing rent control law, in relation to prohibiting surcharges
for the installation or use of dishwashers in housing accommodations
subject to rent regulation

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

1 Section 1. The administrative code of the city of New York is amended
2 by adding a new section 26-418 to read as follows:

3 § 26-418 Surcharges for tenant-installed dishwashers; prohibited. The
4 imposition of any surcharge for the installation and use of a tenant-in-
5 stalled dishwasher is prohibited where the tenant pays for electric
6 utility service.

7 § 2. Section 6 of section 4 of chapter 576 of the laws of 1974,
8 constituting the emergency tenant protection act of nineteen seventy-
9 four, is amended by adding a new subdivision h to read as follows:

10 h. No owner of a housing accommodation subject to the provisions of
11 this section shall impose any surcharge for the installation and use of
12 a tenant-installed dishwasher where the tenant pays for electric utility
13 service.

14 § 3. Section 26-512 of the administrative code of the city of New York
15 is amended by adding a new subdivision h to read as follows:

16 h. No owner of a housing accommodation subject to the provisions of
17 this law shall impose any surcharge for the installation and use of a
18 tenant-installed dishwasher where the tenant pays for electric utility
19 service.

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

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1 § 4. Subdivision 4 of section 4 of chapter 274 of the laws of 1946,
2 constituting the emergency housing rent control law, is amended by
3 adding a new paragraph (h) to read as follows:

4 (h) No owner of a housing accommodation subject to the provisions of
5 this law shall impose any surcharge for the installation and use of a
6 tenant-installed dishwasher where the tenant pays for electric utility
7 service.

8 § 5. This act shall take effect immediately; provided that: (a)
9 section 26-418 of the city rent and rehabilitation law as added by
10 section one of this act shall remain in full force and effect only as
11 long as the public emergency requires the regulation and control of
12 residential rents and evictions continues, as provided in subdivision 3
13 of section 1 of the local emergency housing rent control act; and

14 (b) the amendments to section 26-512 of chapter 4 of title 26 of the
15 administrative code of the city of New York, made by section three of
16 this act shall expire on the same date as such law expires and shall not
17 affect the expiration of such law as provided under section 26-520 of
18 such law.