

STATE OF NEW YORK

7305

2025-2026 Regular Sessions

IN SENATE

April 9, 2025

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

AN ACT in relation to enacting the "protect main street act"; and providing for the repeal of such provisions upon the expiration thereof

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

- 1 Section 1. Short title. This act shall be known and may be cited as
2 the "protect main street act".
3 § 2. Notwithstanding any provision of law to the contrary, prior to
4 any further proceedings in a commercial eviction matter commenced on or
5 after March 17, 2020, the court shall hold a settlement conference to
6 address subjects related to COVID-19 pandemic concerns and relevant
7 legal defenses, including but not limited to, whether an unanticipated
8 event that could not have been foreseen or guarded against in the lease
9 contract made performance of the subject matter of the contract, in full
10 or in part, objectively impossible.
11 § 3. This act shall take effect immediately and shall expire and be
12 deemed repealed one year after such date.

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

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