STATE OF NEW YORK

751

2025-2026 Regular Sessions

IN SENATE

(Prefiled)

January 8, 2025

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

AN ACT to amend the real property law, in relation to notice to certain tenants of a bed bug infestation in residential rental premises

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

Section 1. Section 235-j of the real property law, as added by a chapter of the laws of 2024 amending the real property law relating to requiring landlords and lessors provide notice to tenants about bed bug infestation, as proposed in legislative bills numbers S. 9227 and A. 9329, is amended to read as follows:

§ 235-j. Duty to inform of bed bug infestation. **1.** Upon having knowledge of a bed bug infestation **in a unit of a residential rental premises**, the landlord or lessor of a residential **rental** premises shall provide [~~all tenants and lessees on such premises~~] written notice of such infestation **to the landlord's tenants and lessees who reside in units on the premises immediately above, immediately below, and immediately adjacent to the infested unit**. Such written notice shall be provided to [~~the~~] **such** tenants and lessees within [~~twenty-four~~] **seventy-two** hours of the landlord or lessor having knowledge of the bed bug infestation.

2. Upon having knowledge of a bed bug infestation in a common area of a residential rental premises, the landlord or lessor of the residential rental premises shall place notice of such infestation in a conspicuous location accessible to all tenants and lessees residing in the premises within seventy-two hours of the landlord or lessor having knowledge of the bed bug infestation.

3. Any notice required to be provided pursuant to subdivision one of this section shall not identify the infested unit or contain any

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

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personally identifying information of the tenant or tenants whose unit experienced the bed bug infestation.

4. Subdivisions one and two of this section shall not apply to a landlord or lessor that is subject to notice and remediation obligations related to bed bug infestations pursuant to a judicial order, legal settlement, or binding agreement with a federal, state, or local regulatory entity while such judicial order, legal settlement, or binding agreement is in effect.

§ 2. This act shall take effect on the same date and in the same manner as a chapter of the laws of 2024 amending the real property law relating to requiring landlords and lessors provide notice to tenants about bed bug infestation, as proposed in legislative bills numbers S. 9227 and A. 9329, takes effect.