STATE OF NEW YORK

7633

2025-2026 Regular Sessions

IN SENATE

April 24, 2025

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

AN ACT to amend the New York city civil court act, in relation to actions and proceedings seeking an abatement of rent based on violations of the housing maintenance code

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

Section 1. Subdivision (a) of section 110 of the New York city civil court act is amended by adding a new paragraph 10 to read as follows:

(10) Actions and proceedings seeking an abatement of rent based on violations of the housing maintenance code, applicable housing standards, building code, or health code. Such abatements shall be granted beginning at the time when the landlord or landlord's agents knew or should have known of the violation until the abatement is corrected. For the purposes of this provision, "violation" shall mean any condition that would give rise to a violation of the housing maintenance code. Abatements shall be calculated based on the impacted percentage of the subject premises or the following, whichever is higher:

(i) For each non-hazardous violation, not less than fifty dollars nor more than one hundred fifty dollars,

(ii) For each hazardous violation, not less than seventy-five dollars nor more than five hundred dollars, and

(iii) For each immediately hazardous violation:

(A) in a multiple dwelling containing five or fewer dwelling units, not less than one hundred fifty dollars nor more than seven hundred fifty dollars, and, in addition, from the date set for correction in the notice of violation until the violation is corrected, not less than fifty dollars nor more than one hundred fifty dollars per day; and

(B) in a multiple dwelling containing more than five dwelling units, not less than one hundred fifty dollars nor more than one thousand two hundred dollars, and, in addition, from the date set for correction in

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

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the notice of violation until the violation is corrected, not less than one hundred fifty dollars nor more than one thousand two hundred dollars per day.

§ 2. This act shall take effect on the ninetieth day after it shall have become a law.