STATE OF NEW YORK

7903

2025-2026 Regular Sessions

IN SENATE

May 13, 2025

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

AN ACT to amend the real property law and the public housing law, in relation to ensuring safe housing transfers for domestic violence victims

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

Section 1. This act shall be known and may be cited as the "safe housing transfer for domestic violence victims act".

§ 2. Legislative findings and intent. The legislature finds that domestic violence victims face significant barriers to securing safe housing. While existing law permits early lease termination, victims often face challenges finding new affordable housing. This act seeks to expand protections by allowing landlords of affordable housing properties to offer safe relocation options to domestic violence victims, ensuring housing stability while prioritizing victim safety.

§ 3. Subdivision 6 of section 227-c of the real property law is renumbered subdivision 7 and a new subdivision 6 is added to read as follows:

6. Right to relocation for domestic violence victims. (a) (i) Any tenant who is a victim of domestic violence, as such term is defined in section four hundred fifty-nine-a of the social services law, shall have the right to request a transfer to another dwelling unit owned or operated by the same landlord within a reasonable geographic proximity, subject to availability.

(ii) Landlords shall prioritize transfer requests under this subdivision over non-emergency tenant transfers and vacancies for new applicants.

(iii) Landlords shall not retaliate against a tenant who requests to relocate under this subdivision by taking any adverse action against such tenant including, but not limited to, eviction, harassment, or denial of lease renewal.

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

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(b) A tenant requesting relocation under this section shall submit such request for relocation to the landlord orally or in writing.

(c) (i) A landlord shall respond to a relocation request submitted in accordance with this subdivision within seven days of receiving such request and shall include a list of available dwelling units and their fair market value rent.

(A) For equivalent dwelling units, the landlord shall offer such units without requiring additional security deposits, application fees, or increased rent beyond the standard allowable rent for the new units.

(B) For dwelling units which are not equivalent to the tenant's current unit, the landlord shall offer such units at fair market value including any additional security deposits necessary; however, no additional application fees shall be charged.

(ii) Where a landlord does not have any other available dwelling units within their housing portfolio, the landlord may deny the request within seven days of receiving such request and shall include a written explanation for such denial and references to alternative housing resources.

(d) When a landlord violates the provisions of this subdivision, a tenant may file a complaint with the division of housing and community renewal who shall investigate such complaint and enforce the provisions of this subdivision.

§ 4. Section 14 of the public housing law is amended by adding two new subdivisions 8 and 9 to read as follows:

8. The commissioner shall promulgate regulations, rules and policies which provide for the rights of tenants who are victims of domestic violence, as such term is defined in section four hundred fifty-nine-a of the social services law, to request an emergency transfer to another dwelling unit operated by the same or a comparable public housing project.

(a) A tenant requesting emergency transfer under this section shall submit such request to their public housing project orally or in writing.

(b) (i) A public housing project shall respond to an emergency transfer request submitted in accordance with this subdivision within seven days of receiving such request and shall include a list of available dwelling units and their fair market value rent.

(A) For equivalent dwelling units, the public housing project shall offer such units without requiring additional security deposits, application fees, or increased rent beyond the standard allowable rent for the new units.

(B) For dwelling units which are not equivalent to the tenant's current unit, the public housing project shall offer such units at fair market value including any additional security deposits necessary; however, no additional application fees shall be charged.

(ii) Where a public housing project does not have any other available dwelling units within their housing portfolio, the public housing project may deny the request within seven days of receiving such request and shall include a written explanation for such denial and references to comparable public housing projects.

9. The commissioner shall promulgate regulations, rules and policies which provide for the rights of tenants who are victims of domestic violence, as such term is defined in section four hundred fifty-nine-a of the social services law, under section two hundred twenty-seven-c of the real property law.

§ 5. This act shall take effect immediately.