STATE OF NEW YORK

7977

2025-2026 Regular Sessions

IN SENATE

May 15, 2025

Introduced by Sen. RAMOS -- 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 real property law, in relation to extending protections to tenants of cooperative housing entities

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

Section 1. The real property law is amended by adding a new section 220-a to read as follows:

§ 220-a. Definitions. For the purposes of this article, on and after the effective date of this section:

1. The term "landlord" shall be expanded to include cooperative entities.

2. The term "tenant" shall be expanded to include any shareholder, tenant or subtenant of a cooperative entity.

3. The term "cooperative entity" shall mean a corporation, entity, or organization that is operating for the purpose of or is providing housing or residences for its shareholders by leasing or subleasing to such shareholders, under proprietary leases or occupancy agreements, or subleases of such leases or occupancy agreements, of apartments or residences in buildings or premises owned by such corporation, entity, or organization.

§ 2. This act shall take effect immediately.

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

LBD11825-01-5