STATE OF NEW YORK

9742

IN SENATE

April 2, 2026

Introduced by Sen. KAVANAGH -- 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 multiple dwelling law, in relation to the standards for openable windows in residential units

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

Section 1. Section 30 of the multiple dwelling law is amended by adding a new subdivision 11 to read as follows:

11. (a) Notwithstanding any other provision of law, for newly developed residential units, including those created through the conversion of non-residential buildings to residential use, the requirement for openable windows shall be deemed satisfied if the unit complies with the mechanical ventilation standards set forth in ASHRAE Standard 62.1, "Ventilation for Acceptable Indoor Air Quality", or any successor standard, as amended or updated. Such standards must provide adequate indoor air quality and airflow through mechanical ventilation systems in accordance with the ASHRAE requirements.

(b) No local government or municipality shall enact or enforce any law, code, or ordinance that imposes openable window requirements on residential units developed in accordance with the ventilation standards outlined in this subdivision.

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

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

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