STATE OF NEW YORK

9772

IN SENATE

April 6, 2026

Introduced by Sens. SEPULVEDA, JACKSON -- 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 or the warranty of habitability and in relation to the number of housing judges assigned to certain actions

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, health code or section two hundred thirty-five-b of the real property law. Such abatements shall be granted beginning at the time when the violation commenced until the violation 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, applicable local and state housing standards, the building code, the health code, or the multiple dwelling law.

§ 2. Section 110 of the New York city civil court act is amended by adding a new subdivision (r) to read as follows:

(r) In each county except the county of Richmond, at least two housing judges shall be assigned to preside over actions initiated under subdivision (h) or (i) of section 27-2115 of the New York city administrative code by a tenant, a group of tenants, or the department of housing preservation and development of the city of New York. In the county of Richmond, there shall be at least one housing judge assigned to oversee such actions at least two days a week.

§ 3. 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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