§ 325. Registry of owner, agent and lessee. 1. Every owner of a multiple dwelling, every lessee of a whole dwelling and every agent or other person having control of such a dwelling, shall file in the department a notice containing his name, address and a description of the premises, by street number or otherwise, and the class and kind of the dwelling thereon, in such manner as will enable the department to find the same; and also the number of apartments and rooms in each apartment on each story, and the number of families occupying the apartments. If such owner or lessee be a corporation, other than a banking organization as defined in section two of the banking law, a national banking association, a federal savings and loan association, The Mortgage Facilities Corporation, Savings Banks Life Insurance Fund, The Savings Banks Retirement System, an authorized insurer as defined in section one hundred seven of the insurance law, or a trust company or other corporation organized under the laws of this state all the capital stock of which is owned by at least twenty savings banks or a subsidiary corporation all of the capital stock of which is owned by such trust company or other corporation, the names and residence addresses of its officers shall also be contained in such notice. A similar notice shall be filed within thirty days following an election of any new officer or a change of address of any such officer. The provisions of this section also shall apply to successors in title, ownership or control of any premises, whether by act of the parties or by process or operation of law and, within thirty days after such succession, particulars of such ownership or control shall be filed in the department. If any successor in interest be under the age of twenty-one years his duly appointed guardian or, if there be no guardian, his administrator shall comply with this section in his behalf. Where after the filing of any notice under this section, the premises shall have been declared a public nuisance to any extent pursuant to paragraph b of subdivision one of section three hundred nine of this chapter and such declaration shall have been filed as therein provided, the owner, if a corporation, other than a banking organization as defined in section two of the banking law, a national banking association, a federal savings and loan association, The Mortgage Facilities Corporation, Savings Banks Life Insurance Fund, The Savings Banks Retirement System, an authorized insurer as defined in section one hundred seven of the insurance law, or

a trust company or other corporation organized under the laws of this state all the capital stock of which is owned by at least twenty savings banks or a subsidiary corporation all of the capital stock of which is owned by such trust company or other corporation, shall file a similar notice within ten days which shall in addition contain the name and residence and business address of each director and stockholder of the corporation and of each person known to have any beneficial interest in such stock.

2. In any city of over one million which, by local law, requires the registration of owners of multiple dwellings and which prescribes penalties, remedies, and sanctions to be imposed for the violation of such local registration requirements, no rent shall be recovered by the owner of a multiple dwelling who fails to comply with such registration requirements until he complies with such requirements. If a resident of an unregistered dwelling voluntarily pays rent or an installment of rent when he had a right to withhold the same under this subdivision, he shall not thereafter have any claim or cause of action to recover back the rent or installment of rent so paid. A voluntary payment within the meaning of this subdivision means payment other than one made pursuant to judgment in an action or special proceeding.