# PROGRAM BILL # 11

Legislative Bill Drafting Commission
12028-11-5

S. --------
Senate
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IN SENATE--Introduced by Sen

--read twice and ordered printed, and when printed to be committed to the Committee on

-------- A.
Assembly
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IN ASSEMBLY--Introduced by M. of A.

with M. of A. as co-sponsors

--read once and referred to the Committee on

*EMERHORE*
(Relates to rent control)

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Emer Hou. rent control

AN ACT

to amend chapter 576 of the laws of 1974 amending the emergency housing rent control law relating to the control of and stabilization of rent in certain cases, the emergency housing rent control law, chapter 329 of the laws of 1963 amending the emergency housing rent control law relating to recontrol of rents in Albany, chapter 555 of the laws of 1982 amending the general business law and the administrative code of the city of New York relating to conversion of residential property to cooperative or condominium owner-

**IN SENATE**_____

**Senate introducer's signature**

The senators whose names are circled below wish to join me in the sponsorship of this proposal:

| | | | | |
|---|---|---|---|---|
| s15 Addabbo | s49 Farley | s63 Kennedy | s40 Murphy | s10 Sanders |
| s46 Amedore | s17 Felder | s34 Klein | s54 Nozzolio | s23 Savino |
| s11 Avella | s02 Flanagan | s28 Krueger | s58 O'Mara | s41 Serino |
| s42 Bonacic | s55 Funke | s24 Lanza | s62 Ortt | s29 Serrano |
| s04 Boyle | s59 Gallivan | s39 Larkin | s60 Panepinto | s51 Seward |
| s44 Breslin | s12 Gianaris | s37 Latimer | s21 Parker | s09 Skelos |
| s38 Carlucci | s22 Golden | s01 LaValle | s13 Peralta | s26 Squadron |
| s14 Comrie | s47 Griffo | s52 Libous | s30 Perkins | s16 Stavisky |
| s03 Croci | s20 Hamilton | s45 Little | s61 Ranzenhofer | s35 Stewart-Cousins |
| s50 DeFrancisco | s06 Hannon | s05 Marcellino | s48 Ritchie | s53 Valesky |
| s32 Diaz | s36 Hassell-Thompson | s43 Marchione | s33 Rivera | s08 Venditto |
| s18 Dilan | s27 Hoylman | s07 Martins | s56 Robach | s57 Young |
| s31 Espaillat | | s25 Montgomery | s19 Sampson | |

**IN ASSEMBLY**_____

**Assembly introducer's signature**

The Members of the Assembly whose names are circled below wish to join me in the multi-sponsorship of this proposal:

| | | | | |
|---|---|---|---|---|
| a049 Abbate | a053 Davila | a077 Joyner | a133 Nojay | a140 Schimminger |
| a092 Abinanti | a034 DenDekker | a020 Kaminsky | a037 Nolan | a076 Seawright |
| a084 Arroyo | a054 Dilan | a094 Katz | a130 Oaks | a087 Sepulveda |
| a035 Aubry | a081 Dinowitz | a074 Kavanagh | a069 O'Donnell | a065 Silver |
| a120 Barclay | a147 DiPietro | a142 Kearns | a051 Ortiz | a027 Simanowitz |
| a106 Barrett | a115 Duprey | a040 Kim | a091 Otis | a052 Simon |
| a060 Barron | a004 Englebright | a131 Kolb | a132 Palmesano | a036 Simotas |
| a082 Benedetto | a109 Fahy | a105 Lalor | a002 Palumbo | a104 Skartados |
| a042 Bichotte | a071 Farrell | a013 Lavine | a088 Paulin | a099 Skoufis |
| a079 Blake | a126 Finch | a134 Lawrence | a141 Peoples-Stokes | a022 Solages |
| a117 Blankenbush | a008 Fitzpatrick | a050 Lentol | a058 Perry | a114 Stec |
| a062 Borelli | a124 Friend | a125 Lifton | a059 Persaud | a110 Steck |
| a098 Brabenec | a095 Galef | a072 Linares | a086 Pichardo | a127 Stirpe |
| a026 Braunstein | a137 Gantt | a102 Lopez | a089 Pretlow | a112 Tedisco |
| a044 Brennan | a007 Garbarino | a123 Lupardo | a073 Quart | a101 Tenney |
| a119 Brindisi | a148 Giglio | a010 Lupinacci | a019 Ra | a001 Thiele |
| a138 Bronson | a080 Gjonaj | a121 Magee | a012 Raia | a061 Titone |
| a046 Brook-Krasny | a066 Glick | a129 Magnarelli | a006 Ramos | a031 Titus |
| a093 Buchwald | a023 Goldfeder | a064 Malliotakis | a043 Richardson | a055 Walker |
| a118 Butler | a150 Goodell | a030 Markey | a078 Rivera | a146 Walter |
| a103 Cahill | a075 Gottfried | a090 Mayer | a128 Roberts | a041 Weinstein |
| a145 Ceretto | a005 Graf | a108 McDonald | a056 Robinson | a024 Weprin |
| a033 Clark | a100 Gunther | a014 McDonough | a068 Rodriguez | a113 Woerner |
| a047 Colton | a139 Hawley | a017 McKevitt | a067 Rosenthal | a143 Wozniak |
| a032 Cook | a083 Heastie | a107 McLaughlin | a025 Rozic | a070 Wright |
| a144 Corwin | a028 Hevesi | a038 Miller | a116 Russell | a096 Zebrowski |
| a085 Crespo | a048 Hikind | a015 Montesano | a149 Ryan | a029 |
| a122 Crouch | a018 Hooper | a136 Morelle | a009 Saladino | |
| a021 Curran | a097 Jaffee | a057 Mosley | a111 Santabarbara | |
| a063 Cusick | a011 Jean-Pierre | a039 Moya | a016 Schimel | |
| a045 Cymbrowitz | a135 Johns | a003 Murray | | |

1) Single House Bill (introduced and printed separately in either or both houses). Uni-Bill (introduced simultaneously in both houses and printed as one bill. Senate and Assembly introducer sign the same copy of the bill).

2) Circle names of co-sponsors and return to introduction clerk with 2 signed copies of bill and 4 copies of memorandum in support (single house); or 4 signed copies of bill and 8 copies of memorandum in support (uni-bill).

LBDC 05/13/15

ship in the city of New York, chapter 402 of the laws of 1983 amending the general business law relating to conversion of rental residential property to cooperative or condominium ownership in certain municipalities in the counties of Nassau, Westchester and Rockland and the rent regulation reform act of 1997, in relation to extending the effectiveness thereof and to amend the real property tax law, in relation to tax exemption for new multiple dwellings

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

1 Section 1. Section 17 of chapter 576 of the laws of 1974 amending the
2 emergency housing rent control law relating to the control of and
3 stabilization of rent in certain cases, as amended by section 1-a of
4 part B of chapter 97 of the laws of 2011, is amended to read as follows:
5 § 17. Effective date. This act shall take effect immediately and
6 shall remain in full force and effect until and including the
7 [fifteenth] twenty-third day of June 2015; except that sections two and
8 three shall take effect with respect to any city having a population of
9 one million or more and section one shall take effect with respect to
10 any other city, or any town or village whenever the local legislative
11 body of a city, town or village determines the existence of a public
12 emergency pursuant to section three of the emergency tenant protection
13 act of nineteen seventy-four, as enacted by section four of this act,
14 and provided that the housing accommodations subject on the effective
15 date of this act to stabilization pursuant to the New York city rent
16 stabilization law of nineteen hundred sixty-nine shall remain subject to
17 such law upon the expiration of this act.
18 § 2. Subdivision 2 of section 1 of chapter 274 of the laws of 1946
19 constituting the emergency housing rent control law, as amended by
20 section 2 of part B of chapter 97 of the laws of 2011, is amended to
21 read as follows:
22 2. The provisions of this act, and all regulations, orders and
23 requirements thereunder shall remain in full force and effect until and
24 including June [15] 23, 2015.
25 § 3. Section 2 of chapter 329 of the laws of 1963 amending the emer-
26 gency housing rent control law relating to recontrol of rents in Albany,
27 as amended by section 3 of part B of chapter 97 of the laws of 2011, is
28 amended to read as follows:

1 § 2. This act shall take effect immediately and the provisions of
2 subdivision 6 of section 12 of the emergency housing rent control law,
3 as added by this act, shall remain in full force and effect until and
4 including June [15] 23, 2015.
5 § 4. Section 10 of chapter 555 of the laws of 1982 amending the gener-
6 al business law and the administrative code of the city of New York
7 relating to conversion of residential property to cooperative or condo-
8 minium ownership in the city of New York, as amended by section 4 of
9 part B of chapter 97 of the laws of 2011, is amended to read as follows:
10 § 10. This act shall take effect immediately; provided, that the
11 provisions of sections one, two and nine of this act shall remain in
12 full force and effect only until and including June [15] 23, 2015;
13 provided further that the provisions of section three of this act shall
14 remain in full force and effect only so long as the public emergency
15 requiring the regulation and control of residential rents and evictions
16 continues as provided in subdivision 3 of section 1 of the local emer-
17 gency housing rent control act; provided further that the provisions of
18 sections four, five, six and seven of this act shall expire in accord-
19 ance with the provisions of section 26-520 of the administrative code of
20 the city of New York as such section of the administrative code is, from
21 time to time, amended; provided further that the provisions of section
22 26-511 of the administrative code of the city of New York, as amended by
23 this act, which the New York City Department of Housing Preservation and
24 Development must find are contained in the code of the real estate
25 industry stabilization association of such city in order to approve it,
26 shall be deemed contained therein as of the effective date of this act;
27 and provided further that any plan accepted for filing by the department
28 of law on or before the effective date of this act shall continue to be

1 governed by the provisions of section 352-eeee of the general business
2 law as they had existed immediately prior to the effective date of this
3 act.
4 § 5. Section 4 of chapter 402 of the laws of 1983 amending the general
5 business law relating to conversion of rental residential property to
6 cooperative or condominium ownership in certain municipalities in the
7 counties of Nassau, Westchester and Rockland, as amended by section 5 of
8 part B of chapter 97 of the laws of 2011, is amended to read as follows:
9 § 4. This act shall take effect immediately; provided, that the
10 provisions of sections one and three of this act shall remain in full
11 force and effect only until and including June [15] 23, 2015; and
12 provided further that any plan accepted for filing by the department of
13 law on or before the effective date of this act shall continue to be
14 governed by the provisions of section 352-eee of the general business
15 law as they had existed immediately prior to the effective date of this
16 act.
17 § 6. Subdivision 6 of section 46 of chapter 116 of the laws of 1997
18 constituting the rent regulation reform act of 1997, as amended by
19 section 6 of part B of chapter 97 of the laws of 2011, is amended to
20 read as follows:
21 6. sections twenty-eight, twenty-eight-a, twenty-eight-b and twenty-
22 eight-c of this act shall expire and be deemed repealed after June [15]
23 23, 2015;
24 § 7. The opening paragraph of clause (A) of subparagraph (iv) of para-
25 graph (a) of subdivision 2 of section 421-a of the real property tax
26 law, as amended by section 41 of part B of chapter 97 of the laws of
27 2011, is amended to read as follows:

1 Unless excluded by local law, in the city of New York, the benefits of
2 this subparagraph shall be available in the borough of Manhattan for new
3 multiple dwellings on tax lots now existing or hereafter created south
4 of or adjacent to either side of one hundred tenth street that commence
5 construction after July first, nineteen hundred ninety-two and before
6 June [fifteenth] twenty-third, two thousand fifteen only if:
7 § 8. Subparagraph (ii) of paragraph (c) of subdivision 2 of section
8 421-a of the real property tax law, as amended by section 42 of part B
9 of chapter 97 of the laws of 2011, is amended to read as follows:
10 (ii) construction is commenced after January first, nineteen hundred
11 seventy-five and before June [fifteenth] twenty-third, two thousand
12 fifteen provided, however, that such commencement period shall not apply
13 to multiple dwellings eligible for benefits under subparagraph (iv) of
14 paragraph (a) of this subdivision;
15 § 9. This act shall take effect immediately and shall be deemed to
16 have been in full force and effect on and after June 15, 2015.