



STATE OF NEW YORK  
EXECUTIVE CHAMBER  
ALBANY 12224

APPROVAL # 82  
CHAPTER # 760

December 22, 2023

MEMORANDUM filed with Senate Bill 2980-C, entitled:

“AN ACT to amend the administrative code of the city of New York and the emergency tenant protection act of nineteen seventy-four, in relation to establishing the legal regulated rent for the combination of two or more vacant apartments; to amend the public housing law, in relation to defining permanently vacated; to amend the emergency tenant protection act of nineteen seventy-four, in relation to exemptions from rent stabilization on the basis of substantial rehabilitation; and to repeal paragraph (d) of subdivision 4 of section 14 of the public housing law, in relation thereto (Part A); to define clearly the scope of the fraud exception to the pre-HSTPA four-year rule for calculating rents (Part B); and to amend the administrative code of the city of New York, the emergency tenant protection act of nineteen seventy-four and the public housing law, in relation to the failure of owners to file rent registration statements and the enforcement powers of the commissioner of housing and community renewal (Part C)”

APPROVED

This bill would make a number of changes to the rent stabilization laws, addressing the following areas: procedures for calculating legal rents in combined or altered apartments; the definition of “permanently vacated” for purposes of a relative’s succession rights to live in a rent stabilized unit; the repeal of regulations that have been superseded by the Housing Stability and Tenant Protection Act of 2019 (HSTPA); a process for Homes and Community Renewal (HCR) to approve the deregulation of a building due to substantial rehabilitation; the standards for determining whether a landlord has engaged in a fraudulent scheme to deregulate a rent stabilized unit; penalties for late registrations of rent stabilized units; and HCR’s authority to enforce the rent stabilization laws.

I have long supported HSTPA and the rent stabilization laws, and this bill would reinforce its critical protections for rent stabilized tenants in New York. However, the bill required several amendments to avoid unintended consequences and address technical legal concerns.

I have reached an agreement with the Legislature to make these changes to the law after it is enacted. Based on that agreement, I am pleased to sign this bill.

This bill is approved.

*Ruth Hochul*