

LOCAL LAW _____ OF 2024 OF THE (TOWN BOARD/CITY COUNCIL) OF _____, NEW YORK PROHIBITING EVICTION WITHOUT GOOD CAUSE.

Sponsored by: _____

WHEREAS Renters in _____, especially low and moderate income renters are increasingly faced with eviction for no cause. Landlords frequently choose to seek eviction of tenants who are up to date on rent and abiding by the terms of their lease; and

WHEREAS Non-Renewal of a lease agreement often serves an implied threat against tenants who may be afraid to seek improvements to their home or request repairs or maintenance that the property owner is obligated to perform, leading to a severe imbalance of power between tenant and property owner; and

WHEREAS Evictions are known to have serious negative consequences for families and the community, leading to disruptions in schooling for children, dislocation of vulnerable populations, and strains on local emergency housing resources.

WHEREAS Good Cause Eviction does nothing to disrupt property owners' existing rights to pursue eviction for nonpayment of rent, nuisance conduct, illegal activity, or against tenants who violate legally enforceable lease terms; and

WHEREAS Pursuant to Section 213-2(b) of Article 6-A of the Real Property Law of the State of New York _____ defines "small landlord," for the purposes of this Part, to mean a landlord who owns no more than **1** units anywhere in the State of New York; and

NOW, THEREFORE, BE IT RESOLVED BY THE (TOWN BOARD/CITY COUNCIL) OF _____, NEW YORK, AS FOLLOWS:

SECTION I. The _____ adopts Article 6-A of the Real Property Law of the State of New York as authorized by Section 213-2(a) of RPL Article 6-A.

SECTION II. The _____ establishes Chapter _____ of the (City/Town) Code "Residential Rentals Prohibiting Eviction Without Good Cause."

SECTION III. The _____ Pursuant to Section 213-2(b) of Article 6-A of the Real Property Law of the State of New York _____ defines "small landlord," for the purposes of this Part, to mean a landlord who owns no more than **1** units anywhere in the State of New York.

SECTION IV. Pursuant to Section 213-2(a) of Article 6-A of the Real Property Law of the State of New York _____ provides that any unit on or within a housing accommodation shall be exempt from the provisions of this article if it has a monthly rate above **345%** percent of the fair market rent as published by the United States Department of Housing and Urban Development and shall be published for the County of _____ by the New York State Division of Housing and Community Renewal.

SECTION V. If any provision of this local law is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the local law shall remain in effect.

SECTION VI. This Local Law shall take effect upon filing with the Secretary of State.

SECTION VII. This Local Law shall apply to all summary eviction proceedings filed on or after the effective regardless of lease expiration or termination date.

SAMPLE