

June 24, 2025

New York Legislation (updates are in bold - bills that passed both houses are highlighted in yellow)

Both the Senate and Assembly have now concluded their work for this legislative session, here's how we fared.

- **A.8662 Gallagher/S.8432 Hoylman - Relates to the scope of certain provisions relating to beneficial owners of limited liability companies. Passed the Senate 38-21 on 6/13 it came to the floor in the Assembly on 6/13 but was laid aside. **Passed the Assembly 90-50 6/17/25, the last day of session.** This would basically codify some of the definitions in the federal Corporate Transparency Act (CTA) law, which the Department of Treasury has nullified.**
- S.4265 Kavanaugh/A.1529 Rivera - Requires the disclosure of lead-based paint test reports in real estate transactions. This bill was set on the Assembly Debate List for 6/5/25 but it was amended on 6/6/25 making it the same as the Senate bill. It passed the Assembly 106-40 on 6/10/25. **No action was taken in the Senate, the Assembly bill was referred to Rules but the Senate bill remained in the Judiciary after being amended.**
- S.3492 May/A.6283 Kelles - Enacts the sustainable affordable housing and sprawl prevention act. Passed the Senate 43-16 on 6/12/25, was amended on 6/13/25 but **remained in the Assembly Environmental Conservation Committee.**
- **A.1417 Rosenthal/S.7882 Hoylman-Sigal - This legislation provides the use of an algorithm or algorithmic device to adjust rental price levels is unlawful collusion. This legislation will strengthen New York State's antitrust law to prevent companies from employing artificial intelligence, or algorithms to fix market prices. **It passed the Assembly 99-47 on 6/10/25 and passed the Senate 39-22 on 6/9/25.****
- S.1573 Krueger, no same as in the Assembly - By banning the use of these algorithms and software, this bill aims to ensure fairness and transparency in the

rental housing market. It sets clear boundaries against behaviors that may lead to anti-competitive practices and price-fixing. The bill is in the Senate Judiciary Committee.

- S.2697 Hoylman-Sigal/A.4991 Bichotte - This bill provides a framework for enforcement, enhancing protections for tenants while preserving the integrity of the rental housing sector and ensuring property owners are accountable and transparent. This was previously A.9473 that was flagged last year. It is in the Assembly Housing Committee and Senate Judiciary.
- A.3125 Rosenthal/S.6471 Cleare - This bill would require that any automated housing decision making tools that are used in the selection of tenants must undergo a disparate impact analysis to ensure that they are not likely to result in an adverse impact to potential renters based on their sex, race, ethnicity or other protected class. This legislation would also require that applicants be informed of the use of any automated decision tools used in the screening process and be provided with an explanation if they have been rejected due to such an assessment. Reported out of Assembly Codes and referred to Rules, placed on Assembly floor calendar on 6/4/25, **it never made it onto a debate calendar** and remained in Senate Investigations and Government Operations at the conclusion of the Senate session.
- Sen. Ryan championed 2 bills that have been included in both this year and last year's NYS budget. The two standalone bills have made their way to the Finance Committee. S.1399 Vacant rental improvement program and S.1398 Established the Block by Block homeownership program. S.1398 Passed the Senate 59-1 on 6/5/25. S. 1399 Passed the Senate 52-1 on 6/6/25. **Both bills remained in the Assembly Housing Committee.**
- S.6739 Hoylman-Sigal/A.6250 Simone - passed the Senate 42-14 on 5/12/25. The current law differentiates between downstate and upstate tenants, such that upstate tenants are more restricted in where they can send service of process to sue their landlord. Under this current scheme, a tenant in Brooklyn with a landlord located in Buffalo can sue their landlord in Kings County Small Claims Court, but a tenant in Buffalo with a landlord in Brooklyn is restricted to serving them in Erie County or an adjoining county. This bill standardizes the language

across the relevant Court Acts to allow tenants statewide to sue in the county where the real property is located. **This bill was referred to Assembly Rules where it remained.**

- S.955 Kavanaugh/A.156 Rosenthal - This bill passed the Senate 37-20. Relates to the use of smart access systems and the information that may be gathered from such systems. This legislation seeks to establish protections for individuals entering a class A multiple dwelling (3 units or more). This legislation sets limits on the sharing and storing of information and prohibits the use of any information gathered via the system as the basis of any proceeding against a tenant. **It remains in the Assembly Housing Committee.** This bill has been around since 2019; this is the first time it has passed either house.
- A.1865 Rosenthal/S.6729 Jackson - passed the Assembly 95-50. Relates to the installation of appliances or fixtures by tenants. If a tenant is willing to bear the expense of replacing an appliance or fixture in their apartment, they should be allowed to do so. This legislation would give tenants this option, provided that the landlord is aware and such installation would not be in violation of any applicable building codes. **This bill remains in the Senate Judiciary Committee.**
- A.1535 Kelles/S.1557 May - Enacts the "tenants organizing act". This bill was placed on the Assembly Floor Calendar 05/19/25, but the bill was laid aside, **it never was brought up for debate before the end of session in the Assembly and it remains in the Senate Housing and Construction Committee.** Under current law, tenants can form organizations to advocate for their rights as residents of rental properties. This bill will firmly establish what counts as a tenants organization, the kinds of activities they can engage in, how they can be established and recognized, and the kinds of good faith engagement landlords and tenant organizations must engage in to improve the quality of life in their communities.
- S.7135 Parker - Requires gas companies to submit for review and approval a hybrid heating pilot program plan to meet the emissions reductions requirements set by the CLCPA. This bill is on the Senate Energy Committee on 5/19, reported and committed to Senate Finance.

- S.4659 Kavanaugh/A.4877 Shrestha - Relates to enacting the rent emergency stabilization for tenants act on local determinations of a housing emergency (**REST Act**). This bill eliminates the need for a vacancy study and makes it very easy for a municipality to declare a rental emergency. It remains in both the Assembly and Senate Housing Committees. **Locally Sen. Baskin is a co-sponsor, we will need to get constituents and owners with properties in her district to meet with the Senator, this did not move this year, but we expect a vigorous campaign next year.**
- A.1506 Rosenthal/S.119 Cleare - Relates to rent registration statements filed by a limited liability company. **This bill did not come to the floor in the Assembly.** Passed the Senate 40-21 on 5/28. This would only apply to owners of rent regulated buildings, so none of our local communities, but we are opposing since it sets a bad precedent. **It is basically moot since the more comprehensive LLC bill passed (see above).**

Homeowners for an Affordable New York

The statewide coalition will continue to meet, plan and coordinate during the off-session, developing a complete agenda and reaching out to regions of the state who are not currently participating.

This is the op-ed that Ellen Grant signed, it was printed on Monday, 6/16/25 in the Syracuse Post-Standard.

<https://www.syracuse.com/opinion/2025/06/nyc-rent-control-bill-would-devastate-upstate-housing-market-guest-opinion-by-ellen-peterson.html>

NYC rent control bill would devastate Upstate housing market (Guest Opinion by Ellen Peterson)
Updated: Jun. 16, 2025, 8:41 a.m. |Published: Jun. 16, 2025, 8:30 a.m.

By Ellen Peterson

Ellen Peterson owns two rental units in Erie County.

When New York state lawmakers adopted the [Good Cause Eviction Law](#) last year, small Upstate owners like myself were reassured that we would not be subjected to the provisions of the law, which only applied to owners with 10 units or more. The statewide law was largely the work of Downstate New York City Legislators, who tend to measure problems based on what is going on in the five boroughs and don't always understand what life is like in the rest of the state.

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Good Cause includes rent controls that make it difficult to evict disruptive or dangerous tenants and it forces property owners to renew leases. The New York City members of the Assembly and Senate sold this bill to their Upstate colleagues as a measure to protect renters from large, wealthy property owners, with big buildings and huge portfolios of rental apartments. These regulations —

which larger property owners are able to absorb more easily — included specific measures meant to exempt smaller property owners and ensure their property investments and small margins didn't suffer under Good Cause.

While small property owners like me were skeptical of Good Cause and worried its rent control features would limit housing growth, hurt our ability to maintain and care for our properties, and would give us little ability to get rid of problematic tenants. We were relieved that our buildings and units — which for many of us represent a significant personal investment — were excluded from its control. Our slim margins would be maintained; our investments protected.

But now, New York City politicians are again trying to impose rent controls on our Upstate communities. Earlier this year, Lower Manhattan State Sen. Brian Kavanagh introduced a bill known as the Rent Emergency Stabilization for Tenants ([REST](#)) Act which would allow localities across the state to enact rent control on all classes of housing — regardless of building or owner portfolio size.

These controls would apply to all owners, even mom-and-pop landlords renting a spare room or ancillary dwelling on their property. For many — especially older owners — their rental units are their only sources of income, and have factored heavily into retirement plans. Many immigrants worked hard and saved, choosing to invest in properties in Upstate towns and cities as a way to secure a future for their families.

New York's sky-high property taxes mean my margins are already slim on the two units I own. If REST should pass, and my area enacts rent controls, many small owners would quickly move into the red. Some — like myself — are already there. Others will wind up taking their units off the market entirely, making housing shortages worse. This is [already happening](#) across New York.

In 2019, New York state passed the [Housing Stability & Tenant Protection Act](#), which would allow localities to enact rent control — like the REST Act — if vacancy surveys were performed and local vacancy rates were below 5%.

But the REST Act does not require a municipality to undertake a vacancy study and offers only vague suggestions for how a rental emergency declaration could be justified. Nor does it require re-studies in the future.

Worryingly, this comes as [Upstate localities](#) have been found by courts to have tampered with their vacancy studies to manipulate the data so their vacancy rates come in below 5%. REST appears to be a way to bypass vacancy rates entirely and enact rent control in Upstate communities permanently, regardless of vacancy rates.

It's a tired maxim that what applies to New York City does not apply to the rest of the state. Yet many in Albany still fail to grasp this. Worse still, they try to impose their New York City agenda on the rest of us.

Manhattan lawmakers like Kavanagh — with constituents who work on Wall Street — can't possibly understand the issues facing Upstate New Yorkers who own property on Main Street.

And while it's true that many regions across the state face housing shortages, we believe property owners, particularly small ones, can be a part of the solution and not be made an enemy. Just like Good Cause Eviction, the REST Act does nothing to boost the state's housing supply and would represent yet another misguided, New York City-imposed regulation that overlooks Upstate New Yorkers, hurts small property owners and reduces housing stock.

Good Cause Eviction and Rent Control

<https://www.cityandstateny.com/policy/2024/07/which-upstate-cities-are-adopting-good-cause-eviction-and-rent-control/398404/>



[Which upstate cities are adopting 'good cause' eviction and rent control?](#)

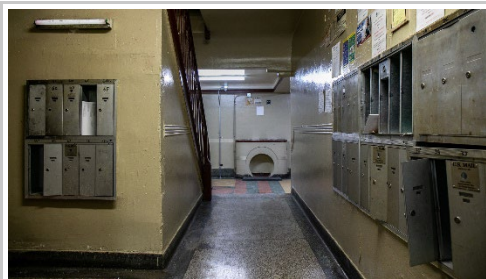
Over the last few years, the state has passed new laws allowing upstate New York municipalities to adopt tenant-friendly housing policies – including rent stabilization and “good cause” eviction protections – that were previously exclusive to the New York City metropolitan area.

www.cityandstateny.com

"It is antisocial to systematically underfund the management and upkeep of affordable housing. Buildings deteriorate, and health and safety hazards spread, all ...

Source: City Limits

<https://share.google/1QtHnUU78RuyNjv9>



[Opinion: NYC's 'Antisocial' Housing Problem - City Limits](#)

"It is antisocial to systematically underfund the management and upkeep of affordable housing. Buildings deteriorate, and health and safety hazards spread, all to the detriment of residents."

[share.google](https://share.google/1QtHnUU78RuyNjv9)

This was a lawsuit objecting to the flawed vacancy study conducted by Kingston. The decision leaves rent control in place in Kingston, which also leaves the Kingston Rent Guidelines Board decision to cut rents by 15% in place.

https://www.cityandstateny.com/policy/2025/06/court-appeals-upholds-kingstons-rent-control-policies/406184/?oref=csny_firstreadtonight_nl



[Court of Appeals upholds Kingston's rent control policies](#)

The decision from New York's highest court will likely embolden other upstate cities that want to adopt rent control but have been scared off by lawsuits from landlord groups.

www.cityandstateny.com

Good Cause Eviction is a pivotal issue in the race for Mayor in Syracuse.

<https://www.cityandstateny.com/politics/2025/06/council-president-and-top-mayoral-aide-vie-to-become-syracuses-next-mayor/406240/>



[Council president and top mayoral aide vie to become Syracuse's next mayor - City & State New York](https://www.cityandstateny.com)

The race to succeed Ben Walsh as Syracuse mayor is almost over, and the two leading contenders – Common Council President Pat Hogan and Deputy Mayor Sharon Owens – have largely said all there is to say with the finish line in sight. Will Hogan finally get his “turn” following a failed

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www.cityandstateny.com

Tenant letter to editor in support of Good Cause Eviction in Syracuse.

<https://www.syracuse.com/opinion/2025/06/syracuse-tenants-deserve-good-cause-protections-guest-opinion-by-sarah-walciano.html>



[Syracuse tenants deserve Good Cause protections \(Guest Opinion by Sarah Walciano\)](https://www.syracuse.com)

This kind of housing insecurity is becoming more common in Syracuse. It's why we desperately need Good Cause protections. Good Cause gives tenants like us the right to stay.

www.syracuse.com

Schenectady is considering opting into Good Cause Eviction. It remains in committee, but supporters are hoping it will be voted out of committee and come before the full Council in July.

<https://www.timesunion.com/news/article/schenectady-leaders-take-good-cause-eviction-20381232.php>

Middletown adopted Good Cause Eviction legislation on June 17 after months of deliberations.

<https://midhudsonnews.com/2025/06/18/middletown-adopts-good-cause-eviction-legislation/>

<https://www.wamc.org/news/2025-06-18/middletown-opts-in-to-good-cause-eviction>

Media

<https://www.bizjournals.com/buffalo/news/2025/05/21/apartment-construction-data-erie-county-census.html?ana=emailafriend>



[Buliding permit data shows multifamily construction on the rise in Erie County - The Business Journals](https://www.bizjournals.com/buffalo/news/2020/06/18/multifamily-construction-rise-erie-county/)

U.S. Census Bureau data shows multifamily construction is on the rise in Erie County. However, the City of Buffalo has not submitted data to the bureau in years, which muddles the numbers.

www.bizjournals.com

https://buffalonews.com/news/local/business/article_a92f5771-6449-48fb-83de-29146e914477.html



[\\$750,000 KeyBank grant to fuel East Side home repairs](https://buffalonews.com/news/local/business/article_a92f5771-6449-48fb-83de-29146e914477.html)

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buffalonews.com

New York is number 2 on this list of 10 worst states to be a landlord.

<https://www.boston25news.com/news/10-worst-states-be-landlord-avoid-these-risky-markets/SYTGER2MBFJVJKE4LQ7TQDSHPY/>

If you are paying attention to the NYC Mayor's race, and even if you're not, this is a good but disturbing read on how organizers are trying to mobilize tenants.

<https://inthesetimes.com/article/zohran-mamdani-andrew-cuomo-renters-tenants>



[Will NYC's Long-Suffering Tenants Carry Zohran Mamdani to Victory?](https://inthesetimes.com/article/zohran-mamdani-andrew-cuomo-renters-tenants)

Will NYC's Long-Suffering Tenants Carry Zohran Mamdani to Victory? A close look inside the campaign that has helped turn New York City renters into a force to be reckoned with.
inthesetimes.com

Political Events

Langworthy lunch with Rep. Stefanik, Monday, June 30 at noon.

Ortt event, Wednesday, June 25 at 5:30 in Sanborn.

Kennedy event Monday, June 30 at 6:00 at Blackthorn Restaurant.