

NYU
Furman
Center

Shifting Landscape

Understanding Recent Tenant
Protection Laws and Initiatives
in New York City

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Recent Tenant Protection Laws and Initiatives in New York City

Except where otherwise provided, the term "harassment" shall mean any act or omission by or on behalf of an owner that

(i) causes or is intended to cause any person lawfully entitled to occupancy of a dwelling unit to vacate such dwelling unit or to surrender or waive any rights in relation to such occupancy, and

(ii) includes one or more of the following acts or omissions, provided that there shall be a rebuttable presumption that such acts or omissions were intended to cause such person to vacate such dwelling unit or to surrender or waive any rights in relation to such occupancy

Recent Tenant Protection Laws and Initiatives in New York City

2014

- ([No. 47](#)) A Local Law to amend the administrative code of the City of New York, in relation to remedies for breach of the duty of an owner to refrain from harassment of tenants

2015

- ([No. 81](#)) Conduct in connection with offers to induce a person to vacate a dwelling unit
- ([No.82](#)) Required disclosures by persons making buyout offers
- ([No. 83](#)) Amending the definition of harassment to include certain buyout offers

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2016/2017

- ([No.12](#)) Information regarding unlawful evictions
- ([No. 162](#)) Amending the definition of harassment to create a rebuttable presumption regarding harassment
- ([No. 163](#)) Amending the definition of harassment to include repeatedly contacting or visiting a tenant under certain circumstances
- ([No.136](#)) Providing legal services for tenants who are subject to eviction proceedings

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2017

- ([No. 148](#)) Remedies for the breach of the duty of an owner to refrain from harassment of tenants
- ([No. 154](#)) Tenant protection plans
- ([No. 164](#)) Repeated acts of harassment
- ([No. 165](#)) Penalties for tenant harassment
- ([No. 184](#)) Harassment in private dwellings

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2018

- ([No. 1](#)) Requiring a certification of no harassment prior to approval of construction documents or issuance of permits for demolition or renovation of certain buildings
- ([No. 7](#)) Creating a program for evaluation of certain multiple dwellings and transactions to establish a speculation watchlist
- ([No. 24](#)) Amending the definition of harassment
- ([No. 62](#)) An online portfolio report of registered property owners

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2019

- ([No.101](#)) Required disclosures by persons making buyout offers.
- ([No.102](#)) Filing information regarding buyout agreements.
- A number of laws require a heightened review at the Department of Buildings
 - (No. [104](#), [105](#), [106](#), [107](#), [108](#), [114](#), [115](#), [116](#), [118](#))

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2019

- ([No. 109](#)) Expanding available data in the online property owner registry.
- ([No. 110](#)) Providing residents with copies of notices of violations.
- ([No. 113](#)) Requiring landlords to obtain and provide tenants with the previous four years of rental history.

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