



STATE OF NEW YORK
EXECUTIVE CHAMBER
ALBANY 12224

APPROVAL # 79
CHAPTER # 695

December 21, 2021

MEMORANDUM filed with Senate Bill 2014 entitled:

“AN ACT to amend the administrative code of the City of New York, the emergency tenant protection act of nineteen seventy-four, the emergency housing rent control law and the real property law, in relation to prohibiting charges for legal fees”

A P P R O V E D

This bill helps protect renters from legal fees assessed by landlords above and beyond what tenants already pay in rent. The bill prohibits an owner, lessor or agent from assessing a lessee any fee, surcharge, or other charges for legal services in connection with the operation or rental of a residential unit, unless such legal fees were awarded pursuant to a court order. The bill applies to all rental housing regardless of regulatory status, and further provides that the restriction cannot be waived by agreement or assessment.

I am supportive of the bill and believe that it will protect tenants from increasingly expensive and unwarranted fees. I have reached an agreement with the legislature to make an amendment to the bill to clarify that cooperative housing corporations can impose legal fees on shareholders, while simultaneously clarifying that the shareholder cannot impose the fees on a tenant or subtenant living in a cooperative housing unit.

With these changes, I am pleased to sign this piece of legislation into law.

This bill is approved.

Ruth Hochul