

**LOCAL LAWS  
OF  
THE CITY OF NEW YORK  
FOR THE YEAR 2020**

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**No. 116**

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Introduced by Council Members Constantinides, Kallos, Reynoso, Lander, Levin, Gibson, Van Bramer, Rosenthal, Rivera, Chin, Rodriguez, Ayala, Levine, Menchaca, Louis and Barron.

**A LOCAL LAW**

**To amend the administrative code of the city of New York in relation to rent regulated accommodations**

*Be it enacted by the Council as follows:*

Section 1. The definition of “rent regulated accommodation” in section 28-320.1 of the administrative code of the city of New York, as amended by local law number 147 for the year 2019, is amended to read as follows:

**RENT REGULATED ACCOMMODATION.** The term “rent regulated accommodation” means a building [containing one or more] *in which more than 35% of dwelling units are* required by law or by an agreement with a governmental entity to be regulated in accordance with the emergency tenant protection act of 1974, the rent stabilization law of 1969, or the local emergency housing rent control act of 1962.

§ 2. Article 320 of chapter 3 of title 28 of the administrative code of the city of New York is amended by adding a new section 28-320.3.10.1 to read as follows:

**§ 28-320.3.10.1 Additional time for certain covered buildings.** *A covered building where at least one dwelling unit is required by law or by an agreement with a governmental entity to be regulated in accordance with the emergency tenant protection act of 1974, the rent stabilization law of 1969, or the local emergency housing rent control act of 1962, but that is not a rent regulated accommodation pursuant to this article, may delay compliance with annual building emissions limits until January 1, 2026, and submission of the first report required by section 28-320.3.7 until May 1, 2027.*

§ 3. The definition of “rent regulated accommodation” in section 28-321.1 of the administrative code of the city of New York, as added by local law number 147 for the year 2019, is amended to read as follows:

**RENT REGULATED ACCOMMODATION.** The term “rent regulated accommodation” means a building [containing one or more] *in which more than 35% of dwelling units are* required by law or by an agreement with a governmental entity to be regulated in accordance with the emergency tenant protection act of 1974, the rent stabilization law of 1969, or the local emergency housing rent control act of 1962.

§ 4. This local law takes effect immediately.

THE CITY OF NEW YORK, OFFICE OF THE CITY CLERK, s.s.:

I hereby certify that the foregoing is a true copy of a local law of The City of New York, passed by the Council on October 29, 2020 and approved by the Mayor on November 17, 2020.

MICHAEL M. McSWEENEY, City Clerk, Clerk of the Council.

CERTIFICATION OF CORPORATION COUNSEL

I hereby certify that the form of the enclosed local law (Local Law No. 116 of 2020, Council Int. No. 1947-A of 2020) to be filed with the Secretary of State contains the correct text of the local law passed by the New York City Council and approved by the Mayor.

STEPHEN LOUIS, Acting Corporation Counsel.