



NEW YORK STATE SENATOR

Liz Krueger

With Governor's Signature, Senator Krueger Helps Secure Victories for Tenants

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(New York, NY) This weekend Governor Paterson signed into law two bills that will strengthen tenants' rights and move New York one step closer towards resolving the many problems that continue to plague all-too-many New York residents. Both bills were strongly supported by Senator Krueger, a long-time advocate for tenants' rights.

S7811, which was sponsored by Senator Krueger, amends the Real Property Law so that tenants must consent to paying their rent electronically. Under previously existing law, tenants could be forced to use electronic payment as the only method of paying rent, which is an unacceptable demand to place on the elderly, indigent and others who may be unable to utilize electronic systems.

"It's unfair to require that tenants can only pay rent on-line," said Senator Krueger. "While many people choose to pay their bills on-line, others may not have computer access or be

computer literate. Plus, it is critical that tenants be provided receipts for rent payments, which many on-line systems do not offer. Finally, before a payment on-line is made, tenants must be assured payment sites are secure and cannot be hacked, which could expose private bank account information and lead to theft. While national bank and credit card systems guarantee these protections, there is no assurance that any/all real estate managers have secure bill collection systems in place.”

Also signed into law is S7139 (D-Sampson), an act that protects rent-regulated tenants when the buildings they live in are facing foreclosure. Under the Senate’s new law, rent-regulated tenants are now required to receive a notice of their housing rights, along with a notice of the building owner’s foreclosure. The bill takes effect 30 days from the date of signing. The legislation is the latest in the Majority’s efforts to curb foreclosures and the adverse effects of them on residents of New York, while also empowering people to remain in their homes.

“We still have a long ways to go in providing adequate protection for tenants in New York, but the passage of these bills is a step in the right direction.”

For further information on Foreclosure and Owner and Tenant Rights click [here](#).