



NEW YORK STATE SENATOR

James Skoufis

Skoufis Introduces Legislation to Empower Cities to Crack Down on Negligent Landlords and Make Emergency Repairs

JAMES SKOUFIS February 18, 2022

| ISSUE: [CODE ENFORCEMENT](#), [BUILDING CODES](#), [LANDLORDS](#)



Senator James Skoufis (D-Hudson Valley) has introduced a new bill, [S8146](#), that would create a pilot program allowing municipalities to perform emergency code enforcement repairs necessitated by landlord negligence. Costs of these repairs would be fronted by New York State, then levied against the landlord as a lien on their property tax bill and recouped by the state. Unpaid housing code violation penalties, associated costs, and fines would also be recouped in this way.

“For cities struggling to keep up with bad-acting landlords and their negligence, this program would be a gamechanger,” said **Senator Skoufis**. “Too often, cities lack the resources to adequately stay on top of code violations, resulting in dangerous and potentially life-threatening building conditions for tenants and neighbors. A program that gives cities the authority and capital to spring into action when a negligent landlord isn’t keeping up their end of the bargain will keep residents safe and help to eliminate blight, without ensnaring responsive and well-intentioned landlords which often occurs with top-down policies.”

"Senator Skoufis' new legislation would give municipalities like ours another resource to make our communities safer." said **City of Newburgh Code Compliance Supervisor Charlotte Mountain**. "This bill offers a solution for both tenants and landlords and reduces strain on the city's budget."

A similar program currently exists in New York City under its Housing Preservation and Development's Alternative Enforcement Program. Senator Skoufis' legislation currently sits in the Finance Committee.

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RELATED LEGISLATION

2021-S8146

- Introduced

- ○ In Committee Assembly
 - In Committee Senate
- ○ On Floor Calendar Assembly
 - On Floor Calendar Senate
- ○ Passed Assembly
 - Passed Senate
- Delivered to Governor
- Signed By Governor
-

Authorizes municipalities in a pilot emergency repair program to add unpaid emergency repair charges and housing code violation penalties, costs and fines to such municipalities' annual tax levy

January 26, 2022

In Assembly Committee

Sponsored by **James Skoufis**

Do you support this bill?