

**LOCAL LAWS  
OF  
THE CITY OF NEW YORK  
FOR THE YEAR 2025**

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**No. 144**

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Introduced by Council Members Nurse, Abreu, Sanchez, Ossé, De La Rosa, Krishnan, Gutiérrez, Stevens, Won, Louis, Hanif, Ayala, Marte, Salaam, Brewer, Cabán, Avilés, Restler, Hudson, Banks, Joseph, Schulman, Farías, Brannan and the Public Advocate (Mr. Williams) (in conjunction with the Brooklyn Borough President).

**A LOCAL LAW**

**To amend the administrative code of the city of New York, in relation to including unlawful evictions in the definition of tenant harassment and making a recommendation on such evictions as a factor in a certification of no harassment**

*Be it enacted by the Council as follows:*

Section 1. Subparagraphs f-6 and g of paragraph 48 of subdivision a of section 27-2004 of the administrative code of the city of New York, subparagraph f-6 as amended by local law number 56 for the year 2020 and subparagraph g as amended by local law number 15 for the year 2017, are amended, and a new subparagraph h is added to such paragraph, to read as follows:

f-6. requesting identifying documentation for any person lawfully entitled to occupancy of such dwelling unit that would disclose the citizenship status of such person, when such person has provided the owner with a current form of government-issued personal identification, as such term is defined in section 21-908, unless such documentation is otherwise required by law or is requested for a specific and limited purpose not inconsistent with this paragraph; [or]

g. other repeated acts or omissions of such significance as to substantially interfere with or disturb the comfort, repose, peace or quiet of any person lawfully entitled to occupancy of such

dwelling unit and that cause or are intended to cause such person to vacate such dwelling unit or to surrender or waive any rights in relation to such occupancy, including improperly requiring such person to seek, receive or refrain from submitting to medical treatment in violation of subdivision b of section 26-1201; *or*

*h. any conduct in violation of section 26-521.*

§ 2. Section 4 of local law number 1 for the year 2018, as amended by local law number 140 for the year 2021, is amended to read as follows:

§ 4. The department, with the advice and assistance that may be provided by any community group described in paragraph (4) of subdivision d of section 27-2093.1 of the administrative code of the city of New York, as added by section two of this local law, shall conduct a study to evaluate the effectiveness of the program in reducing harassment of tenants in the areas described in subdivision b of section 27-2093.1 of the administrative code of the city of New York as added by section two of this local law. Such study shall be completed and a report shall be submitted to the speaker of the city council no later than June 27, 2021, provided that an additional such report shall be submitted to the speaker of the city council no later than [November] *February 27*, [2025] *2026*. Such reports shall contain the following information:

1. the number of covered buildings where the owner applied for a certification of no harassment disaggregated by whether the department issued a certification of no harassment, a cure agreement was reached, or a waiver of a certification of no harassment;

2. the location of buildings where the department determined that harassment had occurred, disaggregated by community board and council district disaggregated by whether such building was subject to a cure agreement;

3. metrics which the department determines appropriate to determine the preventive impacts of such program;

4. a determination, using such metrics, as to whether such program resulted in preventive impacts;

5. estimated costs of the program to the city; [and]

6. recommendations for improving the efficacy of such program if the pilot program continues;  
*and*

*7. for the report due February 27, 2026, a recommendation as to whether an owner's history of unlawful eviction in violation of section 26-521 of the administrative code of the city of New York or section 768 of the real property actions and proceedings law is useful or reliable criteria to be considered in any future extension of the provisions of this local law or a successor law.*

§ 3. 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 September 25, 2025 and returned unsigned by the Mayor on October 27, 2025.

ALISA FUENTES, Acting City Clerk, Acting Clerk of the Council.

CERTIFICATION OF CORPORATION COUNSEL

I hereby certify that the form of the enclosed local law (Local Law No. 144 of 2025, Council Int. No. 621-A of 2024) to be filed with the Secretary of State contains the correct text of the local law passed by the New York City Council, presented to the Mayor, and neither approved nor disapproved within thirty days thereafter.

BRENDA COOKE, Acting Corporation Counsel.