



## Legislation Details (With Text)

**File #:** Int 2312-2021 **Version:** A **Name:** Limiting fees associated with vacating a premises.  
**Type:** Introduction **Status:** Enacted  
**In control:** Committee on Housing and Buildings

**On agenda:** 5/12/2021

**Enactment date:** 12/24/2021 **Enactment #:** 2021/169

**Title:** A Local Law to amend the administrative code of the city of New York, in relation to limiting fees associated with vacating a premises

**Sponsors:** Kevin C. Riley, Keith Powers, Mark Treyger, Helen K. Rosenthal

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**Attachments:** 1. Summary of Int. No. 2312-A, 2. Summary of Int. No. 2312, 3. Int. No. 2312, 4. May 12, 2021 - Stated Meeting Agenda with Links to Files, 5. Hearing Transcript - Stated Meeting 5-12-21, 6. Minutes of the Stated Meeting - May 12, 2021, 7. Committee Report 11/9/21, 8. Hearing Testimony 11/9/21, 9. Hearing Transcript 11/9/21, 10. Proposed Int. No. 2312-A - 11/16/21, 11. Committee Report 11/22/21, 12. Hearing Transcript 11/22/21, 13. Committee Report - Stated Meeting, 14. November 23, 2021 - Stated Meeting Agenda with Links to Files, 15. Hearing Transcript - Stated Meeting 11-23-21, 16. Int. No. 2312-A (FINAL), 17. Fiscal Impact Statement, 18. Legislative Documents - Letter to the Mayor, 19. Local Law 169, 20. Minutes of the Stated Meeting - November 23, 2021

Date	Ver.	Action By	Action	Result
5/12/2021	*	City Council	Introduced by Council	
5/12/2021	*	City Council	Referred to Comm by Council	
11/9/2021	*	Committee on Housing and Buildings	Hearing Held by Committee	
11/9/2021	*	Committee on Housing and Buildings	Laid Over by Committee	
11/22/2021	*	Committee on Housing and Buildings	Hearing Held by Committee	
11/22/2021	*	Committee on Housing and Buildings	Amendment Proposed by Comm	
11/22/2021	*	Committee on Housing and Buildings	Amended by Committee	
11/22/2021	A	Committee on Housing and Buildings	Approved by Committee	Pass
11/23/2021	A	City Council	Approved by Council	Pass
11/23/2021	A	City Council	Sent to Mayor by Council	
12/23/2021	A	City Council	Returned Unsigned by Mayor	
12/24/2021	A	Administration	City Charter Rule Adopted	

Int. No. 2312-A

By Council Members Riley, Powers, Treyger and Rosenthal

A Local Law to amend the administrative code of the city of New York, in relation to limiting fees associated with vacating a premises

Be it enacted by the Council as follows:

Section 1. Title 26 of the administrative code of the city of New York is amended by adding a new chapter 33 to read as follows:

CHAPTER 33  
FEES ASSOCIATED WITH VACATING A PREMISES

§ 26-3301 Definitions. As used in this chapter, the term “duty to mitigate damages” means the duty of a landlord to mitigate damages pursuant to section 227-e of the real property law.

§ 26-3302 Limitation of fees. Where a landlord has a duty to mitigate damages, such landlord may not recover from a tenant any amount in excess of the fair market cost necessary to prepare the physical conditions of the premises for rental. In seeking such amount from a tenant, such landlord must provide an itemized list to such tenant demonstrating the calculation of such amount.

§ 2. This local law shall take effect 180 days after becoming law, provided that it shall apply only to leases entered into on or after such date.

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