



Legislation Details (With Text)

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

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

**Enactment date:** **Enactment #:**

**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

**Indexes:**

**Attachments:** 1. Summary of Int. No. 2312, 2. Int. No. 2312, 3. May 12, 2021 - Stated Meeting Agenda with Links to Files, 4. Hearing Transcript - Stated Meeting 5-12-21, 5. Minutes of the Stated Meeting - May 12, 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	

Int. No. 2312

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 30 to read as follows:

CHAPTER 30  
FEES ASSOCIATED WITH VACATING A PREMISES

§ 26-3001 Definitions. As used in this chapter, the following terms have the following meanings:

Duty to mitigate damages. 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.

Mitigated damages. The term “mitigated damages” means the amount of damages that a landlord may collect where such landlord has a duty to mitigate damages and where a tenant vacates a premises in violation

of the terms of a lease.

§ 26-3002 Limitation of fees. Where a landlord has a duty to mitigate damages, and where a tenant vacates a premises in violation of the terms of a lease, any payment, fee or charge resulting from such violation shall be limited to mitigated damages.

§ 2. This local law shall take effect immediately

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12/7/20 12:03pm