



Legislation Text

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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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