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Int. No. 1090

By Council Members Morano and Hudson

A Local Law to amend the administrative code of the city of New York, in relation to a landlord portal for rental assistance programs

Be it enacted by the Council as follows:

Section 1. Chapter 1 of title 21 of the administrative code of the city of New York is amended by adding a new section 21-158 to read as follows:

§ 21-158 Landlord portal. a. Definitions. For purposes of this section, the following terms have the following meanings:

CityFHEPS. The term "CityFHEPS" means the city fighting homelessness and eviction prevention supplement program described in chapter 10 of title 68 of the rules of the city of New York, or a successor provision.

FHEPS. The term "FHEPS" means the family homelessness and eviction prevention supplement program described in section 131-bb of the social services law, or a successor provision.

Pre-clearance form. The term "pre-clearance form" means any form required by the department for the purpose of determining whether a dwelling unit and the building in which the unit is located satisfy the department's pre-clearance requirements for participation in department-administered rental subsidy programs.

b. Landlord portal. By January 1, 2027, the commissioner shall establish an online portal to assist landlords participating in department-administered rental subsidy programs, including CityFHEPS and FHEPS. The portal shall provide support with resolving issues including administrative errors, payment delays, the execution of electronic funds transfer payments to landlords or payees on behalf of the department, and any

other issues related to department-administered rental subsidy programs the department deems relevant. The portal shall include:

(a) A mechanism to allow the upload of all documents required of landlords to participate in department-administered rental subsidy programs, including preclearance forms, payment information, and verification of unit ownership;

(b) The option for landlords to enroll to receive electronic rental assistance payments, track the status of such electronic rental assistance payments, and track the status of any complaints submitted by a landlord; and

(c) A mechanism for landlords to submit complaints regarding administrative issues with rental assistance payments.

c. Annual report. No later than December 31, 2028 and annually thereafter, the department shall submit to the speaker of the council and post on its website a report including the number of complaints received via the portal in the calendar year; the average resolution time for each complaint, where applicable; and any patterns or recurring administrative problems identified by the department upon its review of landlord complaints.

§ 2. This local law takes effect immediately.

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