

New York City Council

Memorandum in Support of Legislation

This memorandum is authored by the sponsor and explains the need for the legislation referenced below, in accordance with Rule 6.00(d) of the Rules of the Council.

Introduction Number:

Int. No. 0657-2026

Prime Sponsors:

Council Members Pierina Ana Sanchez, Crystal Hudson, Carmen N. De La Rosa, Gale A. Brewer, Sandy Nurse, Lincoln Restler, Nantasha M. Williams, Shaun Abreu, Shekar Krishnan, Sandra Ung, Shahana K. Hanif, Tiffany L. Cabán, Alexa Avilés, Amanda C. Farías, Christopher Marte, Althea V. Stevens, Oswald J. Feliz, Lynn C. Schulman, Mercedes Narcisse, Julie Won, Chris Banks, Kevin C. Riley, Chi A. Ossé, Jennifer Gutiérrez, Farah N. Louis, Rita C. Joseph, Shirley Aldebol, Justin E. Sanchez, Selvena N. Brooks-Powers, Ty Hankerson

Bill Title:

A Local Law to amend the administrative code of the city of New York, in relation to the third party transfer program, and to repeal sections 11-425, 11-426, and 11-427 of such code, relating to agreements for payment of delinquent taxes and charges in installments

Submitted by:

Council Member Pierina Ana Sanchez

Justification:

This bill—known as the SAFER* Homes Act—would amend the Third Party Transfer (“TPT”) program, which allows the City to foreclose on financially and physically distressed buildings and transfer them to responsible third parties for rehabilitation and long-term affordable housing management. With thousands of New Yorkers across the city living in unsafe, undignified housing, the bill reforms the TPT program to focus on the most distressed buildings and owners that practice chronic negligence. Int. 657 creates a key tool for stabilizing such buildings and preventing further deterioration or displacement. The bill does so in a way that is responsive to previously raised concerns regarding the program’s flawed methodology and implementation.

**Stability, Accountability, and Fair Enforcement for Residents*