|  |  |
| --- | --- |
|  | **The Council of the City of New York****Finance Division****Latonia McKinney, Director****Fiscal Impact Statement****Proposed Intro. No.: 682-A****Committee: Consumer Affairs** |
| **Title:** A local law to amend the administrative code of the city of New York, in relation to conduct in connection with offers to induce a person to vacate a dwelling unit | **Sponsor(s):** Council Members Garodnick, Williams, Chin, Constantinides, Gibson, King, Koslowitz, Lancman, Levin, Richards, Rose, Rosenthal, Van Bramer, Cohen, Cumbo, Barron, Kallos, Mendez and Rodriguez  |

**Summary of Legislation:** The proposed legislation would place reasonable time, place and manner restrictions on the manner in which buyout offers are made to protect tenants from harassment while still allowing owners and tenants to engage in buyout negotiations.

The proposed legislation prohibits doing any of the following in connection with a “buyout offer” (offering a tenant money or something else to vacate their apartment):

* Threatening, intimidating, or using profane/obscene language;
* Initiating communication with such frequency, at such odd hours or in any other way that can be reasonably expected to abuse or harass the tenant;
* Initiating communication at the tenant’s place of employment; or
* Knowingly falsifying or misrepresenting any information provided to the tenant.

**Effective Date:** This local law would take effect on the same date as a local law of the city of New York for the year 2015 amending the administrative code of the city of New York relating to amending the definition of harassment to include certain buyout offers, as proposed in introduction number 757-A, takes effect.

**Fiscal Year In Which Full Fiscal Impact Anticipated:** Fiscal 2017

**Fiscal Impact Statement:**

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Effective FY16** | **FY Succeeding Effective FY17** | **Full Fiscal Impact FY17** |
| **Revenues** | $0 | $0 | $0 |
| **Expenditures** | $0 | $0 | $0 |
| **Net** | $0 | $0 | $0 |

**Impact on Revenues:** It is anticipated that there will be no impact on revenues resulting from the enactment of this legislation.

**Impact on Expenditures:** It is anticipated that there would be no impact on expenditures resulting from the enactment of this legislation because existing resources will be used to implement and enforce this local law.

**Source of Funds To Cover Estimated Costs:** Not applicable.

**Source of Information:** New York City Council Finance Division

**Estimate Prepared by:** Aliya Ali, Legislative Financial Analyst

**Estimate Reviewed by:** Nathan Toth, Deputy Director

Emre Edev, Unit Head

Rebecca Chasan, Assistant Counsel

Tanisha Edwards, Chief Counsel

**Legislative History:** This legislation was introduced to the full Council on February 26, 2015 as Intro. No. 682 and was referred to the Committee on Consumer Affairs. Following a hearing jointly held by the Committee on Consumer Affairs and the Committee on Housing and Buildings on April 29, 2015, the bill was laid over. The legislation was subsequently amended, and the amended version, Proposed Intro. No. 682-A, will be considered by the Committee on Consumer Affairs on August 11, 2015. Upon successful vote by the Committee, Proposed Intro. No. 682-A will be submitted to the full Council for a vote on August 13, 2015.

**Date Prepared:** August 7, 2015