



Legislation Text

File #: Res 0266-2010, **Version:** *

Res. No. 266

Resolution calling upon the New York State Legislature to enact A. 10008/S. 6873, an act to amend the multiple dwelling law and the administrative code of the city of New York, in relation to clarifying certain provisions relating to occupancy of class A multiple dwellings to make it more difficult to illegally convert a dwelling unit to hotel use.

By Council Members Brewer, Barron, Chin, Gentile, Jackson, James, Koppell, Lander, Lappin, Palma, Reyna, Williams and Garodnick

Whereas, Some landlords have been converting permanent residential apartments to illegal hotel use, exacerbating the severe shortage of affordable rental housing in the City of New York; and

Whereas, This practice is putting pressure on an already tight rental market; and

Whereas, The loss of those affordable units to illegal hotel use often results in the displacement of low and middle-income New Yorkers, severely disrupting the life of the communities where those units are located; and

Whereas, According to the 2008 New York City Housing and Vacancy Survey (HVS), the citywide vacancy rate for rental apartments was only 2.88 percent; and

Whereas, Illegal hotel use may also jeopardize the health, safety and quiet enjoyment of the homes of regular tenants; and

Whereas, The City has seen recent losses in affordable housing due to withdrawals from the Mitchell-Lama and project-based Section 8 programs, and the loss of rent-regulated housing; and

Whereas, Funding for the construction of new affordable housing has not kept pace with New York City's needs; and

Whereas, Affordable housing programs keep neighborhoods economically diverse and vibrant by

allowing low to middle-income New Yorkers to remain life long residents of the City; and

Whereas, The City must ensure that the affordable housing stock is not further depleted by the illegal use of apartments as hotels; and

Whereas, Some of the City's efforts to enforce existing laws regarding these "illegal hotels" have been hampered by a lack of clear and concise language in the Multiple Dwelling Law; and

Whereas, A. 10008/S. 6873 would clarify ambiguous language in the Multiple Dwelling Law, which has allowed some owners to continuing running "illegal hotels"; and

Whereas, A. 10008/S. 6873 would define the term "permanent residence purposes" as occupancy by a natural person or family for at least thirty consecutive days, not corporations or other entities; and

Whereas, A. 10008/S. 6873 would allow only permanent occupants of a dwelling unit to authorize occupancy in the dwelling unit for less than thirty days to lawful boarders, roomers, or house guests, not an owner; and

Whereas, The enactment of A. 10008/S. 6873 would help the City begin effective enforcement against illegal hotels and help end the illegal conversion of affordable rental housing to hotel use; now, therefore, be it

Resolved, That the Council of the City of New York calls upon the New York State Legislature to enact A. 10008/S. 6873, an act to amend the multiple dwelling law and the administrative code of the city of New York, in relation to clarifying certain provisions relating to occupancy of class A multiple dwellings to make it more difficult to illegally convert a dwelling unit to hotel use.

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