

**Legal Alert: New Law Requires Disclosure of Disabled Tenants' Rights to Reasonable Accommodations**

**December 7, 2020**

On December 2, 2020, Governor Cuomo signed into law a bill, which amends New York Executive Law Section 296 "Unlawful Discriminatory Practices," to require the disclosure of disabled tenants' rights to reasonable accommodations. The law mandates owners notify tenants of their right to request reasonable modifications and accommodations if they have a disability, in writing. This written disclosure must be made to all tenants and prospective tenants within 30-days of the commencement of their tenancy, or within 30-days from the effective date of this law. This disclosure must also be conspicuously posted on every vacant apartment that is available for rent. The NYS Division of Human Rights is responsible for proposing the form and manner of this notice. This act takes effect 90-days after it is signed into law, which is March 1, 2021. Owners will have to implement this new written disclosure requirement by April 1, 2021.

We will update you once more specific information regarding implementation of this law becomes available.

A copy of Bill No. A08149A (S06220) is available [here](#).

Please feel free to contact Randi B. Gilbert, Esq. at [rgilbert@hwrpc.com](mailto:rgilbert@hwrpc.com) or Jillian N. Bittner, Esq. at [jbittner@hwrpc.com](mailto:jbittner@hwrpc.com) of the Administrative Law Department with any further questions.