



Legal Alert: Governor Hochul Signs Senate Bill 2980C into Law

December 26, 2023

On December 22, 2023, Governor Hochul signed into law Senate Bill 2980C (A6216B), with the agreement that certain amendments will be passed by the Legislature in the January session.

Based upon the Senate Bill, we anticipate the law will,

- alter the methodology of setting a first legal rent for combined or substantially altered apartments;
- modify the definition of “permanently vacated” for purposes of succession rights;
- require DHCR approval in order for an owner to claim exemption from rent regulation due to substantial rehabilitation;
- redefine the standards for determining whether a landlord has engaged in a fraudulent scheme to deregulate an apartment, as a means to legislatively reverse *Regina Metropolitan*; and,
- implement substantial monetary penalties for late registrations filed with DHCR.

The Senate Bill is available [here](#), but please note that this version is without the amendments. We anticipate changes to be made and will update you as soon as those are made publicly available.