

Legal Alert: NYC Council Adopts New Housing Laws with Direct Impacts on Landlords

December 19, 2025

On December 18, 2025, the New York City Council passed several housing-related bills that will directly affect residential property owners. The legislation was adopted at the Council's final meeting of the year and is pending mayoral action.

A. Sales of Residential Buildings: COPA

The Community Opportunity to Purchase Act (COPA) alters the sale process for certain residential buildings. Before marketing a covered property, owners must notify the City of their intent to sell. Qualified nonprofit organizations are then granted a right of first opportunity to submit an offer within a defined notice period. If the owner proceeds with a third-party contract, nonprofits receive a subsequent right of first refusal, allowing them a limited time to match the agreed-upon terms before closing. COPA is expected to extend transaction timelines and should be considered early in sale planning. [COPA \(Intro. 902-B\)](#)

B. Cooling Systems and Habitability Requirements

A new cooling requirement mandates that, upon tenant request, owners must provide a cooling system capable of maintaining indoor temperatures during heat conditions by June 1, 2030. This requirement does not classify air conditioning as a mandatory building-wide service, and does not require central AC; compliance may be met with individual systems subject to future agency rules. [Cooling Requirement \(Intro. 994-A\)](#)

C. Construction Justice Act (City-Assisted Projects)

For owners and developers involved in City-assisted construction or rehabilitation, the Council adopted new labor standards under the Construction Justice Act. Covered projects will be required to pay a combined wage/benefits package at or above a set threshold and follow local hiring objectives. These requirements could increase labor costs and influence contractor selection on publicly supported developments. [Construction Justice Act \(Intro. 910-B\)](#)

D. City-Financed Housing Requirements

New requirements for affordable housing that receives City subsidy will take effect July 1, 2027. Such projects must include a higher proportion of family-sized units and meet deeper affordability targets, which may affect underwriting assumptions and unit mix for participating owners. [City-Financed Housing Requirements \(Intro. 1433-A\)](#)

E. Tax Lien and Enforcement Changes

The Council also approved reforms to the City's tax lien sale process and established a municipal land bank, which may affect how delinquent tax or utility charges are enforced against residential properties. [Tax Lien Reform \(Intro. 1419-A\)](#)

Most of these laws will take effect in the future and will require implementing rules from City agencies. The Mayor has a limited period to approve or veto the legislation. We will continue to monitor developments and advise clients as enforcement guidance becomes available.