



City of Kingston Laws and Rules Committee
Meeting Agenda
Monday, May 4, 2020
6:00 PM
VIRTUAL

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VIDEO RECORDING OF MEETING: - <https://youtu.be/urdK5vB896g>

NEW BUSINESS

Local Law #3 of 2020 to amend Section 332-2, Landlord Registration Statement
[20200504131843.pdf](#)

1 OLD BUSINESS

Laws and Rules Committee Agenda Item Report

Meeting Date: May 4, 2020

Submitted by: Dee Sills

Submitting Department: Common Council

Item Type: Proposed Resolution

Agenda Section:

Subject:

Local Law #3 of 2020 to amend Section 332-2, Landlord Registration Statement

Suggested Action:

Attachments:

[20200504131843.pdf](#)

**LOCAL LAW 3 OF 2019 OF THE CITY OF KINGSTON, NEW YORK, AUTHORIZING
AN AMENDMENT TO LOCAL LAW 1 OF 2019 AMENDING SECTION 332-3 –
LANDLORD REGISTRATION STATEMENT**

Sponsored By: Laws & Rules Committee: Alderman: Ventura
Morell, O'Reilly, Scott-Childress, Tallerman,
Worthington

WHEREAS, the World Health Organization (WHO) has declared the COVID-19 outbreak a global pandemic defined as the worldwide spread of a new virus for which most people do not have immunity; and

WHEREAS, on March 7, 2020, New York Governor Andrew Cuomo declared a State of Emergency to protect New Yorkers from the danger brought on by the COVID-19 pandemic; and

WHEREAS, as of April 27, 2020, there were more than 200,000 documented cases of COVID-19 within the State of New York; and

WHEREAS, both Governor Cuomo and the New York State Department of Health have issued declarations banning non-essential employees from work, closing schools, and placing limits on public gatherings, as well as requiring social distancing, staying home if sick, cancelling or posting large group events, and other precautions to protect public health and prevent transmission of this communicable virus; and

WHEREAS, more than half of the tenants living in New York State are rent burdened during typical economic conditions and as a result of the State of Emergency and the government recommended precautions are experiencing sudden income loss, leaving them vulnerable to eviction and homelessness; and

WHEREAS, maintaining housing stability is crucial during a public health emergency in which containment and treatment rely on individuals staying indoors and not being forced to seek shelter or experience homelessness; and

WHEREAS, the City of Kingston has a documented and long standing shortage of affordable housing for tenants living in low and middle income brackets, exacerbating the impact of evictions and making it more likely that evictions will increase homelessness thereby posing greater risks of illness to the evictee and family and to the broader community; and

WHEREAS, the inadequacies of our housing stock, when combined with the impact of the pandemic on family incomes will likely cause intolerable conditions from which state law does not offer sufficient redress; and

WHEREAS, on March 27, 2020, by the adoption of the CARES Act, eviction moratoriums for a period of 120 days, were enacted by the Federal government which has thereby provided for important and immediate protections for tenants of a certain class; and

WHEREAS, on March 20, 2020, Executive Order 202.8 was issued by New York Governor Cuomo which would provide an eviction moratorium in accordance with the Chief Judge of the State to limit evictions of tenants for 90 days; and

WHEREAS, the above actions by the State and Federal government create a situation where different properties are potentially subject to moratoriums of different lengths and different conditons; and

WHEREAS, it is in the best interests of both property owners and tenants to be informed regarding which moratoriums are applicable to which specific properties/

NOW THEREFORE, BE IT ENACTED AS FOLLOWS:

SECTION 1. That the Common Council authorizes amending Local Law 1 of 2019, amending Section 332-3 – Landlord Registration Statement as follows:

The owner/landlord shall disclosed in the registration statement whether the property is a dwelling that is covered by Section 4024 (a) of the Federal Coronavirus Aid, Relief and Economic Secuirty Act (CARES Act), specifically notifying the Building Safety Division whether the property:

1. Participates in a covered housing program as defined by the Violence Against Women Act
2. Participates in the rural housing voucher program under Section 542 of the Housing Act of 1949
3. Has a federally backed mortgage loan
4. Has a federally backed multi-family mortgage loan

SECTION 2. That within fifteen days of the enactment of this local law the Building Safety Division shall notify all registered property owners by e-mail transmission or regular mail of their obligation to provide this information on forms provided by the Building Safety Division.

SECTION 3. That for so long as the moratorium set forth in the CARES Act remains in force and effect the City of Kingston shall maintain a current data base of properties which meet the criteria for covered properties set forth in Section 402-4.

SECTION 4. If any provisions of this local law are held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the local law shall remain in effect.

SECTION 5. This local law shall take effect upon filing with the Secretary of State.

Submitted to the Mayor this ____ day of _____, 2020

Approved by the Mayor this ____ day of _____, 2020

Elisa Tinti, City Clerk

Steven T. Noble, Mayor

Adopted by Council on _____, 2020