



ALLIANCE OF NEW YORK STATE YMCAs
**YOUTH AND GOVERNMENT
Legislative Bill**

Bill # 37

Referred to Committee:
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Action on the Bill

Assembly

Senate

___ ☐ Passed

___ ☐ Passed

___ ☐ Defeated

___ ☐ Defeated

AN ACT TO: Require landlords to pay for annual inspections for pests. If pests are found, the landlord is required to disclose this information to current and future tenants.

**The People of the State of New York, represented
in the Senate and Assembly do enact as follows:**

Purpose: Require landlords to pay for annual inspections of their dwelling-property/properties.

Summary of Provisions:

Section 1: Definitions

Pests: Cockroaches, wasps, hornets, bed bugs, indoor ants, fire ants, carpenter ants, termites, mice, rats, bats.

Section 2:

This bill requires landlords to hire outside inspectors to complete annual inspections of rented property for pests. If any pests are found, landlords are required to disclose to current and future tenants (via lease agreement) the type of pests found during inspections. Landlords will be required to disclose the discovery of pests for up to a five year duration following discovery during an inspection.

Justification:

Tenants should not have to pay for inspections when they do not own the building. Landlords should be responsible for paying the annual inspections for their building. Leaving pests in the home can lead to potential sources of pre-existing damage in a building. It's the landlord's responsibility to have the complex/apartment repaired or in "good" shape so the tenants can be happy. Having this bill can protect tenants from living in unsafe, and unsanitary environments.

<http://www.hqtv.com/design/decorating/clean-and-organize/common-problems-found-during-home-inspections>.

Fiscal Implications:

This bill will have a financial impact on landlords in New York State.

Effective Date:

January 1, 2019