



CITY COUNCIL INTRODUCES GOOD CAUSE EVICTION LEGISLATION

City Council has introduced legislation to adopt New York State’s Good Cause Eviction law, which would restrict evictions without good reason and similarly curtail the denial of lease renewals.

“My Council colleagues and I are excited to move Good Cause Eviction through the legislative process, and we are committed to continuing open, good-faith conversations about the legislation with tenants, landlords and all Rochesterians,” **City Council President Miguel A. Meléndez, Jr.** said. “I believe, with due diligence and proper consideration, this legislation will help us build a Rochester of **Safer Neighborhoods, Quality Housing and Equitable Access to Opportunity.**”

The legislation will not be considered during the June City Council meeting, providing Council time to pursue public engagement and community input on the measure. If adopted, most provisions of the law would go into effect immediately.

“Public opinion will be crucial to this Council as we move forward with Good Cause Eviction legislation,” **City Council Vice President LaShay D. Harris** said. “By supporting this legislation, I am making good on a commitment to mirror state guidance on Good Cause Eviction – which is exactly what this legislation does. We look forward to in-depth conversations with community members, landlords, tenants and stakeholders as we work to perfect this landmark legislation.”

Under the Good Cause Eviction Law, landlords would be required to prove one of the following in order to legally evict or deny a lease renewal:

- Non-payment of rent, provided the unpaid rent did not result from a an unreasonable rent increase;
- Violation of a substantial obligation of the lease;
- Nuisance on the property committed or allowed by the tenant;
- Interference with the comfort or safety of the landlord or other occupants;
- Occupancy violates or causes a violation of law;
- Use of the property for an illegal purpose;
- Unreasonably refusing landlord access;
- Recovering possession of the unit for the personal use an principal residence of the landlord;
- Demolition or withdrawal of the unit from the housing market;
- Tenant refusal to agree to reasonable changes or reasonable rent increases.

The legislation also includes carve-outs which create exemptions for the following:

- Units owned by landlords who own no more than 10 rental units in New York State;
- Units exceeding 245% of the fair market rent for Monroe County;
- Buildings for which a certificate of occupancy was issued on or after January 1, 2009;
- Units already subject to local, state or federal rent regulations;
- Owner-occupied buildings containing fewer than 10 units;
- Manufactured homes located in manufactured home parks;
- Units occupied as an incident to the tenant's job that is being lawfully terminated;
- Hotel rooms and other transient uses;
- Religious facilities or institutions; seasonal use units; units within hospitals; and dormitories.

Included in the legislation is a provision which requires that tenants be provided with detailed written notice of their rights under Good Cause Eviction at the signing of a lease, renewal of a lease, when increasing the rent and when seeking to evict. Unlike other provisions of the legislation, this would not go into effect until August 18, 2024.

In the coming weeks, City Council will announce public engagement opportunities for the proposed Good Cause Eviction legislation.

-30-

Media Contact: Aidan.Pollard@CityofRochester.Gov