

Local Law No. ____ of 2024

A LOCAL LAW AMENDING CHAPTER 174 OF THE CODE OF THE CITY OF HUDSON TO PROHIBIT EVICTIONS WITHOUT CAUSE

SECTION 1. TITLE

This local law shall be known as Local Law No. ____ for the year 2024.

SECTION 2, LEGISLATIVE FINDINGS, INTENT AND PURPOSE.

Renters in the City of Hudson, especially low and moderate income renters are increasingly faced with the refusal of landlords to continue to rent to otherwise credit-worthy tenants and tenants who are otherwise following all applicable laws. Increased real estate prices in the city is leading to increases in gentrification and the displacement of tenants who cannot afford increasing rents. The purpose of this law is to protect tenants from exorbitant rent increases that could result in increased homelessness within the City.

SECTION 3. STATEMENT OF AUTHORITY

This local law is authorized by the Municipal Home Rule Law (chapter 36-a of the Consolidated Laws of the State of New York), the General City Law (chapter 21 of the Consolidated Laws of the State of New York), and Article 6-A of the New York State Real Property Law.

SECTION 4. AMENDMENT TO THE CODE OF THE CITY OF HUDSON

Chapter 174 of the Code of the City of Hudson is amended by ADDING the following Article:

Article III

Prohibition of Eviction Without Good Cause

§ 174-11 Protections Established.

- A. There is hereby established, pursuant to and in accordance with the provisions of, Section 213 of Article 6-A of the Real Property Law of the State of New York, a Prohibition on Eviction without Good Cause.
- B. Pursuant to §213- 2(a) of Article 6-A of the Real Property Law of the State of New York, the City of Hudson provides that any limit on or within a housing accommodation shall be exempt from the provisions of this Article if it has a monthly rate above three hundred forty-five percent of fair market rent as published by the United States Department of Housing and Urban Development and as shall be published for the County of Columbia by the New York State Division of Housing and Community Renewal.

C. Pursuant to §213- 2(h) of Article 6-A of the Real Property Law of the State of New York, the City of Hudson defines "small landlord." for purposes of this Part, to mean a landlord of no more than one unit anywhere in the State of New York.

SECTION 5. SEVERABILITY.

If any clause, sentence, paragraph, section or part of this Local Law shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined to its operation in said clause, sentence, paragraph, section or part of this Local Law.

SECTION 6. EFFECTIVE DATE.

This Local Law shall take effect immediately upon filing with the Secretary of State.

Introduced _____ Approved _____

Seconded _____ By _____
Mayor