

Emiljana Ulaj

Legislator, 9th District
Chair, Labor & Human Rights

**Committee Assignments:**

Legislation
Economic Development
Law & Major Contracts

MEMORANDUM OF LEGISLATION

DATE: 6/30/2025

TITLE: Strengthening Protections for Tenants in ETPA Units

SPONSORS: Legislators Emiljana Ulaj, Shanae Williams, Tyrae Woodson-Samuels, and David Imamura

PURPOSE OR GENERAL IDEA OF BILL: A law to strengthen tenant rights in Emergency Tenant Protection Act (ETPA) protected properties, increase awareness of tenant protections in ETPA properties, and increase awareness of ETPA properties among the general public. The law will have three parts:

- a) **Require Disclosure of ETPA Status on Rental Listings (Digital and Print):** Require rental listings, digital and print, of ETPA properties to disclose on the listing that the property is subject to the ETPA. Such listing must clearly state that the unit is protected under the Emergency Tenant Protection Act.
- b) **Require Landlords to Provide a Plain Language ETPA Rights Booklet:** Upon finalizing a rental agreement, require landlords to provide each tenant in an ETPA-protected unit a booklet outlining tenant protections and landlord rights. County Law Department to develop the booklet that lays out rights of tenants and landlords under ETPA. The booklet is written in plain language.
- c) **Develop a Publicly Available Searchable Database of ETPA-Protected Properties:** Require the County Planning Department, in conjunction with the Office of Housing Counsel, to develop and maintain a database of all ETPA-protected properties and units in the County in a searchable database available publicly online.

INTENT: To enhance transparency, tenant empowerment, and the effective enforcement of the ETPA within Westchester County by providing clear, accessible information and tools.

JUSTIFICATION: Many tenants that currently reside in ETPA-protected properties are not aware of their enhanced rights as a result of ETPA. Each provision of this bill will address a different challenge that will enhance transparency and empowerment:

- Disclosing ETPA status on rental listings empowers prospective tenants to make informed decisions before they commit to a lease and reduces the likelihood of landlords misrepresenting a property's status;
- Requiring landlords to provide a plain language ETPA rights booklet is essential for making tenants aware of their protections and demystifying complex legal information. Laying out the rights for both parties, tenants and landlords, also reduces the likelihood of disagreements and misunderstandings between tenants and landlords.
- Creating a searchable database of all ETPA-protected properties is crucial for transparency and verification. Given the often complex and fragmented nature of identifying ETPA-regulated buildings, a centralized database will allow tenants, prospective tenants, and advocacy groups to easily confirm a property's status. It will streamline the process of identifying regulated units, reduce the potential for confusion or fraud, and support the County's efforts to ensure compliance with ETPA provisions.

PRESENT LAW: NONE.

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