



Annual Report 2024

New York State Senate
Standing Committee on

Cities 1 (New York City)

SENATOR LUIS R. SEPÚLVEDA

Chair

Senator Andrea Stewart-Cousins
President Pro Tempore
NYS Senate Majority Leader



THE SENATE
STATE OF NEW YORK

SENATOR LUIS R. SEPÚLVEDA
32ND DISTRICT

CHAIR

Cities 1

MEMBER

Codes

Crime Victims, Crime and Correction

Investigations and
Government Operations

Judiciary

Rules

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December 2024

The Honorable Andrea Stewart-Cousins
Temporary President and Majority Leader
New York State Senate
Albany, NY 12247

Dear Senator Stewart-Cousins:

I am pleased to transmit the Annual Report of the Senate's Standing Committee on Cities 1 for the 2024 Legislative Session. As Chair, I am proud to continue to lead our efforts to address important matters under my committee's jurisdiction.

During the 2024 session, this committee met seven times in session and reported 50 bills.

I thank my colleagues who served on the Committee for their efforts and support of the work that was done in the committee this year, and I thank you for the continued support from the Majority Conference in the committee's operations.

Sincerely,

A handwritten signature in blue ink that reads "Luis R. Sepulveda". The signature is written in a cursive style with a large initial 'L' and 'S'.

Senator Luis R. Sepulveda, Esq.

Chairperson

2024 LEGISLATIVE SESSION REPORT

NEW YORK STATE SENATE STANDING COMMITTEE ON CITIES 1

**Senator Luis R. Sepúlveda, Esq.
Chairperson**

Committee Members

Cordell Cleare
Leroy Comrie
Robert Jackson
Roxanne J. Persaud

Ranking Member

Andrew J. Lanza
Steven D. Rhoads

Committee Staff

Kevin M. Webb,
Legislative and Committee Director

Kaitlin Fotevski,
Session Assistant and
Committee Clerk

Darla Maridueña,
Legislative Fellow

COMMITTEE JURISDICTION AND OVERVIEW

The New York State Senate Standing Committee on Cities¹ has legislative oversight responsibilities for issues concerning the City of New York.

During the 2024 Legislative Session, 140 bills were referred to the Committee for its review. Of these bills, 50 were reported from the Committee. Five were passed by the Senate, and fifteen passed in both houses. This work was conducted through a series of seven committee meetings. A list of all bills that were reported from the committee is provided at the end of this report.

COMMITTEE HIGHLIGHTS

The following key bills were acted on by the committee in 2024:

- **S509B (Thomas, Jackson, Webb)** Requires restaurants that offer online delivery services to post on their website or mobile application a hyperlink to view recent sanitary inspection grades
Significant Act: 11/25/24 Chaptered 540
- **S7383A (Sepúlveda, Parker)** Requires public notice and comment for any contract for goods, services or construction to be awarded by other than competitive sealed bidding or competitive sealed bids from prequalified vendors in excess of a threshold established by the procurement policy board by rule; provides for the repeal of such provisions upon the expiration thereof.
Significant Act: 11/22/24 Chaptered 483
- **S8529 (Jackson)** Provides for a line of duty presumption for disabilities of deputy sheriffs in a city with a population of one million or more.
Significant Act: 12/13/24 Veto #85
- **S8532 (Jackson)** Provides for a line of duty disability presumption for any condition of impairment of health caused by diseases of the lung, resulting in total or partial disability or death of certain deputy sheriff members of a retirement system in certain cities.
Significant Act: 12/13/24 Veto #106
- **S8649 (Gouardes)** Provides health insurance coverage for surviving spouses or domestic partners of fire protection inspectors of the New York City Fire Department.
Significant Act: 12/13/24 Chaptered 584
- **S9053 (Comrie)** Exempts certain other than for-profit community gardens from payment for water usage and supply; exempts non-profit community gardens located on property in the city of New York and licensed by or registered with such city's department of parks and recreation from payment for water usage and supply.
Significant Act: 11/22/24 Chaptered 493

- **S9206 (Sanders)** Extends provisions reinstating prior approved work permits and waiving requirements as such provisions relate to rebuilding and repairing homes devastated by Hurricane Sandy in the city of New York.
Significant Act: 06/28/24 Chaptered 135
- **S9132 (Sepúlveda)** Authorizes the discontinuance of additional parkland and the granting of additional easements for improvements to the Metro-North railroad.
Significant Act: 08/28/24 Chaptered 255
- **S9408C (Hoylman-Sigal)** Amends and expands some uses of the Hudson River Park; permits additional uses and pier 76.
Significant Act: 07/25/24 Chaptered 211
- **S9415 (Sepúlveda)** Extends provisions of law relating to certain urban development action areas rehabilitation or conservation projects.
Significant Act: 06/28/24 Chaptered 166
- **S9416 (Sepúlveda)** Relates to the sale of bonds and notes of the city of New York, the issuance of bonds or notes with variable rates of interest, interest rate exchange agreements of the city of New York, the selling of bonds at private sale, the refunding of bonds, and the down payment for projects financed by bonds; relates to a pledge and agreement of the state extends certain provisions relating to interest rate exchange agreements of the city of New York.
Significant Act: 06/28/24 Chaptered 139
- **S9453 (Jackson)** Extends provisions of law related to buildings that are part of urban development action area projects and are rehabilitated with municipal loans.
Significant Act: 06/28/24 Chaptered 148
- **S9709 (Sepúlveda)** Extends the effectiveness of certain provisions relating to joint bidding for public work projects.
Significant Act: 12/13/24 Chaptered 591
- **S9710 (Sepúlveda)** Extends the effectiveness of certain provisions of the coordinated construction act for lower Manhattan relating to joint bidding on contracts for public work projects.
Significant Act: 09/27/24 Chaptered 413

- **S9736 (Sepúlveda)** Extends the effectiveness of certain provisions relating to the establishment of certain water charges for hospitals and charities in New York City.

Significant Act: 08/28/24 Chaptered 247

The Committee also had several productive meetings in the Spring and Fall of 2024, with the Commissioner of the New York City Department of Finance to work towards instituting a major reform of New York City's property tax system and introducing legislation in that regard in 2025.

TWO HOUSE BILLS

In 2024, fifteen of the 140 bills referred to the Standing Committee on Cities 1 passed both houses of the Legislature. Of these bills, the Governor has signed thirteen and vetoed two.

BILL	SPONSOR	SUMMARY	SIGNIFICANT ACT
S00509B	THOMAS	Requires restaurants that offer online delivery services via the internet or mobile application to post on their website or mobile application a hyperlink to view recent sanitary inspection grades on their website. Eff. Date 03/25/2025	Chaptered 540
S07383A	SEPULVEDA	Requires public notice and comment for any contract for goods, services or construction to be awarded by other than competitive sealed bidding or competitive sealed bids from prequalified vendors in excess of a threshold established by the procurement policy board by rule; provides for the repeal of such provisions upon the expiration thereof.	Substituted By A8864A - Chaptered 483
S08529	JACKSON	Provides for a line of duty presumption for disabilities of deputy sheriffs in a city with a population of one million or more.	Substituted By A9381 - Vetoed Memorandum 85
S08532	JACKSON	Provides for a line of duty disability presumption for any condition of impairment of health caused by diseases of the lung, resulting in total or partial disability or death of certain deputy sheriff members of a retirement system in certain cities.	Vetoed Memorandum 106
S08649	GOUNARDES	Provides health insurance coverage for surviving spouses or domestic partners of fire protection inspectors of the New York city fire department. Eff. Date 12/13/2024	Chaptered 584
S09053	COMRIE	Exempts certain other than for-profit community gardens from payment for water usage and supply; exempts non-profit community gardens located on property in the city of New York and licensed by or registered with such city's department of parks and recreation from payment for water usage and supply.	Substituted By A9919 - Chaptered 493

S09132	SEPULVEDA	Authorizes the discontinuance of additional parkland and the granting of additional easements for improvements to the Metro-North railroad.	Substituted By A10060 - Chaptered 255
S09206	SANDERS	Extends provisions reinstating prior approved work permits and waiving requirements as such provisions relate to rebuilding and repairing homes devastated by Hurricane Sandy in the city of New York.	Substituted By A9549 - Chaptered 135
S09408C	HOYLMAN-SIGAL	Amends and expands some uses of the Hudson river park; permits additional uses and pier 76. Eff. Date 01/21/2025	Chaptered 211
S09415	SEPULVEDA	Extends provisions of law relating to certain urban development action areas rehabilitation or conservation projects. Eff. Date 06/28/2024 (See Table)	Chaptered 166
S09416	SEPULVEDA	Relates to the sale of bonds and notes of the city of New York, the issuance of bonds or notes with variable rates of interest, interest rate exchange agreements of the city of New York, the selling of bonds at private sale, the refunding of bonds, and the down payment for projects financed by bonds; relates to a pledge and agreement of the state; extends certain provisions relating to interest rate exchange agreements of the city of New York.	Substituted By A9671 - Chaptered 139
S09453	JACKSON	Extends provisions of law related to buildings that are part of urban development action area projects and are rehabilitated with municipal loans.	Substituted By A10214A - Chaptered 148
S09709	SEPULVEDA	Extends the effectiveness of certain provisions relating to joint bidding on contracts for public work projects. Eff. Date 12/13/2024	Chaptered 591
S09710	SEPULVEDA	Extends the effectiveness of certain provisions of the coordinated construction act for lower Manhattan relating to joint bidding on contracts for public work projects. Eff. Date 09/27/2024	Chaptered 413
S09736	SEPULVEDA	Extends the effectiveness of certain provisions relating to the establishment of certain water charges for hospitals and charities in New York city.	Substituted By A9670 - Chaptered 247

SUMMARY OF COMMITTEE ACTIVITY

BILL	SPONSOR	SUMMARY	SIGNIFICANT ACT
S00509B	THOMAS	Requires restaurants that offer online delivery services via the internet or mobile application to post on their website or mobile application a hyperlink to view recent sanitary inspection grades on their website. Eff. Date 03/25/2025	Chaptered 540
S00519	COMRIE	Provides for increased fines for overnight parking of tractor-trailer combinations, tractors, truck trailers and semi-trailers on residential streets in the city of New York.	Passed the Senate
S00555	HOYLMAN-SIGAL	Enacts the New York city department of buildings community accountability act.	Reported to Senate Finance
S00754	LIU	Relates to school zone speed limits; requires signage and other traffic calming devices in such speed zones.	Senate Rules
S00764	KRUEGER	Relates to sidewalk shed permit renewal for ongoing construction projects.	Reported to Senate Finance
S00928	PERSAUD	Relates to increasing fines for individuals who fail to comply with a stop work order; increases fines from \$6,000 to \$10,000 for initial violation and \$12,000 to \$20,000 for subsequent violations.	Senate Rules
S01000	HOYLMAN-SIGAL	Requires that a city with a population of one million or more shall establish a residential composting program for all buildings with residential units.	Reported to Senate Finance
S01304	COMRIE	Relates to enacting the "adjacent neighbors' bill of rights"; requires the department of buildings to develop a bulletin known as the "adjacent neighbors' bill of rights" advising homeowners who are adjacent to a property under development or construction of their rights and available resources and post such bulletin on the department's website.	Passed the Senate

S01378	FELDER	Prohibits certain surcharges on certain credit or debit card transactions in the city of New York; provides that no agency or department of the city of New York, or any tribunal located therein, shall be authorized to impose a surcharge on a holder who elects to use a credit or debit card in lieu of payment by cash, check, or similar means to pay any fine, civil penalty, or fee owed.	Reported to Senate Finance
S01398	LIU	Requires public utility companies to repair or replace all damaged residential lateral sewer and water pipes where such damage was caused by such public utility company.	Passed the Senate
S01917	SEPULVEDA	Relates to requiring the Department of Homeless Services to notify the affected community board prior to locating transitional housing for the homeless; requires written notification sixty days before the department enters into a contractual arrangement with a transitional housing provider or otherwise finalizes its decision to use or expand a location as transitional housing.	Reported to Senate Social Services
S01944A	HOYLMAN-SIGAL	Requires property owners to dedicate certain residential units to rent regulated status following demolition and new construction or substantial renovation.	Reported to Senate Finance
S02013	KRUEGER	Authorizes the independent budget office of the city of New York to obtain certain tax data for purposes of evaluation.	Senate Rules
S02111	FELDER	Requires all agencies of the city of New York which issue summons to document violations with photographic evidence when feasible.	Reported to Senate Finance
S02773B	KRUEGER	Prohibits the sale of ATVs and off-highway motorcycles in the city of New York; provides enforcement mechanisms and penalties.	Passed the Senate
S02896	COMRIE	Relates to extending certain filing deadlines for the industrial and commercial abatement program by authorizing the department of finance to accept certain applications for an additional three months.	Reported to Senate Finance

S02962A	KAVANAGH	Relates to creating the Neighborhood Small Business Rent Increase Exemption; provides a tax abatement for limiting rent increases on small businesses in a city of one million or more persons.	Reported to Senate Finance
S04300	SEPULVEDA	Relates to the disposal of seized perishable or canned foods; provide such foods should not be disposed of but should be donated to a food relief organization or homeless shelter.	Senate Rules
S04330A	SEPULVEDA	Relates to notification and hearings for proposed construction or removal of bicycle lanes or racks; requires a presentation at a public hearing when the department of transportations proposes to construct or remove a bicycle lane or rack; defines terms.	Reported to Senate Transportation
S04336A	SEPULVEDA	Establishes a process for neutral arbitrators to review certain disciplinary decisions and penalties imposed on members of the New York city police department.	Reported to Senate Finance
S04394	KRUEGER	Provides that bicycle operators and the businesses affiliated with such operators shall be liable for such operator's failure to carry an identification card or certain other violations regarding the use of a bicycle for commercial purposes; changes violations for the failure to carry an identification card or certain other violation procedures and fines by a commercial bicycle operator. Criminal Sanction Impact.	Senate Rules
S04580A	COMRIE	Enacts the "New York city teleworking expansion act"; provides that each agency shall establish a policy and program to allow employees to perform all or a portion of their duties through teleworking to the maximum extent possible without diminished employee performance; defines the term "telework" to mean to perform normal and regular work functions on a workday that ordinarily would be performed at the agency's principal location at a different location, thereby eliminating or substantially reducing the physical commute to and from such agency's principal location.	Senate Rules

S04734	FELDER	Authorizes the commissioner of finance of the city of New York to establish a property tax amnesty program; provides that such program shall last for 4 months and shall forgive up to \$1000 of interest on a delinquent tax bill if 100 percent of the principal bill is paid.	Senate Rules
S04960A	JACKSON	Establishes that area median income shall be calculated either per each zip code or per region in the city of New York, whichever is lower.	Reported to Senate Housing, Construction and Community Development
S05171A	SEPULVEDA	Requires the New York city department of corrections and the New York city health and hospitals corporation to adopt safety policies to protect health care workers who treat incarcerated individuals.	Reported to Senate Finance
S05450	JACKSON	Provides a tax abatement for facility-integrated carbon-to-value equipment in a city with a population of one million or more.	Reported to Senate Finance
S05478	JACKSON	Grants members of the city of New York's police force eligibility for retirement and pension based on previous service as traffic enforcement agents.	Reported to Senate Civil Service and Pensions
S06386	COMRIE	Provides that any small property owner that owns twenty units or less shall be entitled to free legal services if such small property owner can prove a loss of at least twenty percent of rent payments in a calendar year; defines "small property owner" as any lessor in a residential real property transaction, and includes an owner of twenty units or less who lists residential real property for lease with an agent, whether or not a lease results, or who receives an offer to lease twenty units of residential real property or less.	Reported to Senate Finance
S07342A	PARKER	Provides for a tax abatement for electric energy storage equipment placed in service after January 1, 2026 and before January 1, 2028.	Passed the Senate

S07383A	SEPULVEDA	Requires public notice and comment for any contract for goods, services or construction to be awarded by other than competitive sealed bidding or competitive sealed bids from prequalified vendors in excess of a threshold established by the procurement policy board by rule; provides for the repeal of such provisions upon the expiration thereof.	Substituted By A8864A - Chaptered 483
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S08649	GOUNARDES	Provides health insurance coverage for surviving spouses or domestic partners of fire protection inspectors of the New York city fire department. Eff. Date 12/13/2024	Chaptered 584
S08728	JACKSON	Provides for service of notice of violations of any provision of title sixteen of the administrative code of the city of New York by the department of sanitation on a respondent that is a closed commercial establishment.	Senate Rules
S08994	FERNANDEZ	Authorizes application of the property tax abatement for rent-controlled or rent regulated properties occupied by senior citizens or disabled persons, to those units occupied by tenants paying the maximum allowable rent when such rent exceeds 1/2 of the household income; provides for state payments to cities affected thereby equal to 10% of lost real property tax revenue.	Reported to Senate Finance

S09053	COMRIE	Exempts certain other than for-profit community gardens from payment for water usage and supply; exempts non-profit community gardens located on property in the city of New York and licensed by or registered with such city's department of parks and recreation from payment for water usage and supply.	Substituted By A9919 - Chaptered 493
S09124	GOUNARDES	Establishes the "one city act" which applies to cities with a population of one million or more and provides for an agency to disclose the personal information of individuals that would otherwise be restricted from disclosure to another agency or agent thereof for the limited purpose of providing benefits, services, or care coordination to individuals or a research study concerning the provision of benefits, services or care coordination.	Senate Rules
S09132	SEPULVEDA	Authorizes the discontinuance of additional parkland and the granting of additional easements for improvements to the Metro-North railroad.	Substituted By A10060 - Chaptered 255
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