

# Legislative Agenda for New York Housing



# Scaffold Law

- **Proposal: Amend Local Law 240 to allow for Comparative Negligence Rather than Absolute Liability**



## Third Party Litigation Funding

- **Proposal: For Consumer Litigation Funding, Plaintiffs Shall Notify in Writing to All Parties and the Court within 30 Days of Executed Agreements That Third Party Funding Exists, Identities of Funding Entities, and Funding Amounts**



## Notification to Owners and Details on Incident

- **Proposal: Claimants Must Notify Property Owners in Writing Within 3 Months of an Incident So That Evidence Can Be Preserved. Writing Must Contain Detail on the Nature of the Incident and Specific Claims of How Owner Was Negligent.**



# Premises and Negligent Security Liability Shield

- **Proposal: Properties Deemed Substantially Compliant with a Checklist of Security Measures, Including Exterior and Common Area Lighting, Deadbolt Locks on Dwelling Door, Security Cameras at Main Entrance and Exit, Shall Receive Safety Certification. This Certification Shall Provide a Rebuttable Presumption Against Premises Liability and Security Negligence Claims Having to Do with Crime Incidents on Site Involving Residents or Non-Residents.**



# Joint and Several Liability Reform

- **Proposal: For Multifamily Residential Housing, New York's Joint and Several Liability Rules Should Change to Institute Proportional Liability on Non-Economic Damages.**



## Fraud Crackdown

- **Proposal: As was done on auto insurance, expand criminal statute on construction and property fraud to include those who hire, orchestrate, recruit, facilitate or coordinate fraudulent or staged incidents, and who knowingly submit false medical or wage-loss evidence. (A. 10224 Weprin / S. 9135 Cooney)**

