



The City of New York

Queens Community Board 11

Serving the Communities of Auburndale, Bayside, Douglaston, Hollis Hills
Little Neck and Oakland Gardens

Michael Budabin, Chair / Joseph Marziliano, District Manager

TO: All Board Members
FROM: Albert Galatan, Government Affairs/Legal Committee Chair
DATE: October 18, 2022
RE: Unsolicited Sexual Test Message and New Business

On Thursday, October 13, 2022, a meeting of the CB11 Government Affairs/Legal Committee was held via Zoom teleconference.

Present

Michael Budabin, Chair
Albert Galatan, Committee Chair
Henry Euler, 3rd Vice Chair
Sam Wong – Committee Member
Roy Giusetti – Committee Member
C. Omarr Evans – Committee Member
Jessica Burke- Board Member

Sonya Hong, representing CM Paladino
Lee Zhu, representing CM Ung

Lauren Bush, Chief Operating Officer, and Vice President of the Parkside Group

CB11 Staff

Joseph Marziliano, District Manager
Christina Coutinho, Community Associate

Mr. Galatan started the meeting by introducing Lauren Bush. She discussed Bill No. S6420A and 8318B. In summary, the Bill is an act to amend penal law Bill No. S1641 in relation to establishing the offense of unsolicited disclosures of an intimate image as a violation; requires sexual harassment prevention training for individuals convicted of such offense. This topic was raised by Board Member Jessica Burke. Ms. Bush discussed a client's experience with social media and how women have received unsolicited, lewd intimate images (cyber-flashing). This is sent to an individual's phone through airdrop. The difference with an airdrop flash compared to an in-person flasher is that the person cannot be identified, therefore, if the person is following the receiver home, they would not know. Images are being sent through the airdrop feature on phones, therefore, any age can receive an image. The Bill is not gender-specific; it is about receiving lewd pictures without permission. Several social media platforms are being affected by this. Receiving such images are traumatizing. Attached is a copy of the penal law that Bill No. S6420A is seeking to amend.

A motion was made to approve the proposed City Law Bill 311, Senate Bill 6420B, and Assembly 8318B; all three cover the same topic. A hand vote was taken resulting unanimously in favor. The motion carried.

The next topic discussed was proposed Bill S8783B. A digest of the Bill is attached. This Bill seeks to legalize basement apartments and accessory dwellings. This process would not be subject to a land use or environmental review. This would affect low-density areas in New York City. Mr. Galatan said there has been no movement on this Bill. There is no requirement for parking, no additional monies for infrastructure. A major concern is if the current infrastructure can accommodate the additional dwellings. This Bill is similar to the ADU (Accessory Dwelling Unit) Bill that the Governor wanted to include in her budget. Mr. Euler said that there needs to be transparency, the CB's input is important. The question was asked on how this is safe; basements flood and are basements desirable for people to live in? It was stated that permits should be granted to build. Mr. Budabin suggested getting more information since this topic was brought to the Board and voted on in the past.

A motion was made to take action opposing Bill S8783B by reaching out to elected officials stating that CB11 does not support Bill S8783B and request that elected officials give the Board more information. A hand vote was taken resulting unanimously in favor. The motion carried.

The meeting adjourned.

BILL NUMBER: S1641

SPONSOR: SKOUFIS

TITLE OF BILL:

An act to amend the penal law, in relation to the creation of the criminal offense of unlawful electronic transmission of sexually explicit visual material

PURPOSE:

The purpose of this bill is to make it unlawful to send sexually explicit material through electronic means unless the material is sent at the request of, or with the express consent of the recipient.

SUMMARY OF PROVISIONS:

Section 1: Adds a new section 250.70 to the penal law making it unlawful to knowingly transmit by electronic means visual material that depicts any person engaging in sexual conduct or with a person's intimate parts exposed unless the material is sent at the request of, or with the express consent of the recipient,

Section 2: Effective date.

JUSTIFICATION:

Currently under New York State law, indecent exposure in person is a crime, but it is not unlawful to send sexually explicit photos to nonconsenting adult recipients through electronic transmission. With the growing modern age of online dating, many individuals are receiving sexually explicit visual content without their consent from strangers. No person should be forced to view sexually explicit material without their consent.

The bill offers a clear deterrent to those considering sending unsolicited sexual pics and similar inappropriate conduct, and protects the unwilling recipients who currently have no legal recourse for such abuses.

What is illegal in the real world must be illegal in the digital world, and this legislation is a first step in the right direction in adding that accountability.

LEGISLATIVE HISTORY:

2020 - S5949 Referred to Codes

FISCAL IMPLICATIONS:

Minimal.

EFFECTIVE DATE:

This act shall take effect on the first of November next succeeding the date on which it shall have become a law.

AN ACT to amend the penal law, in relation to the creation of the criminal offense of unlawful electronic transmission of sexually explicit visual material

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

Section 1. The penal law is amended by adding a new section 250.70 to read as follows:

§ 250.70 UNLAWFUL ELECTRONIC TRANSMISSION OF SEXUALLY EXPLICIT VISUAL MATERIAL.

A PERSON IS GUILTY OF UNLAWFUL ELECTRONIC TRANSMISSION OF SEXUALLY EXPLICIT VISUAL MATERIAL IF A PERSON KNOWINGLY TRANSMITS BY ELECTRONIC MEANS VISUAL MATERIAL THAT DEPICTS ANY PERSON ENGAGING IN SEXUAL CONDUCT OR WITH A PERSON'S INTIMATE PARTS EXPOSED OR DEPICTS THE COVERED GENITALS OF A MALE PERSON THAT ARE IN A DISCERNIBLY TURPID

STATE AND SUCH VISUAL MATERIAL IS NOT SENT AT THE REQUEST OF OR WITH THE EXPRESS CONSENT OF THE RECIPIENT. FOR PURPOSES OF THIS SECTION THE TERM "INTIMATE PARTS" MEANS THE NAKED GENITALS, PUBIC AREA, ANUS, OR FEMALE POST PUBESCENT NIPPLE OF THE PERSON AND THE TERM "SEXUAL CONDUCT" SHALL HAVE THE SAME MEANING AS DEFINED IN SECTION 130.00 OF THIS CHAPTER.

UNLAWFUL ELECTRONIC TRANSMISSION OF SEXUALLY EXPLICIT VISUAL MATERIAL IS A CLASS A MISDEMEANOR.

§ 2. This act shall take effect on the first of November next succeeding the date on which it shall have become a law.

S6420A

Establishes the offense of unsolicited disclosure of an intimate image as a violation; requires sexual harassment prevention training for individuals convicted of such offense.

BILL NUMBER: S6420A

SPONSOR: SKOUFIS

TITLE OF BILL:

An act to amend the penal law, in relation to establishing the offense of unsolicited disclosure of an intimate image

PURPOSE:

This legislation will make it unlawful to send unsolicited intimate images punishable by fine and allow for judicial discretion to require sexual harassment prevention classes.

SUMMARY OF PROVISIONS:

Section 1. Creates the crime of unsolicited disclosure of an intimate image as a violation.

Section 2. Allows for the court to require sexual harassment prevention classes as condition of sentence.

Section 3. Sets effective date.

JUSTIFICATION:

Sexual harassment has a negative effect on an individual's health and mental well-being and even has economic impacts. This "cyber flashing" has been frequently reported on mass transit and at large events in attempts to mask identity of the sender. There is no rational reason that an individual should be sharing intimate images without consent from the receiver. With the advancement and wide adoption of Near Field Communications devices and Bluetooth file sharing services such as Airdrop, unsolicited intimate image sharing has become more commonplace. "Cyber flashing" has also been reported by users of online dating platforms, such as Tinder and Bumble. In April 2019, Wolfe Herd estimated that 78% of millennial women have received an unwanted intimate image. Most people who have received explicit unsolicited messages feel disgusted and unsafe. However, for some individuals with a history of sexual trauma, these unsolicited sexual images may trigger emotional distress.

An individual convicted of this crime may be subject to a term of imprisonment up to 15 days and may also be court ordered to take sexual harassment training. Having such training as an accessible option will teach individuals the importance of consent and personal boundaries. Whether in public or within private conversations, it is absolutely unacceptable for unsuspecting individuals to be harassed with lewd, nude photos. Both Texas and South Carolina have outlawed this practice. Ultimately, this will dissuade those seeking to harass others with nude photos and ensure accountability for those who choose to send unsolicited intimate images.

LEGISLATIVE HISTORY:

Similar to A.10185A of 2020, amended and recommitted to codes / S.7076A, amended and recommitted to codes.

FISCAL IMPLICATIONS:

Norie,

EFFECTIVE DATE:

Ninety days after it shall have become law.

BILL

Section 1. The penal law is amended by adding a new section 245.12 to read as follows:

§ 245.12 UNSOLICITED DISCLOSURE OF AN INTIMATE IMAGE.

1. A PERSON IS GUILTY OF UNSOLICITED DISCLOSURE OF AN INTIMATE IMAGE WHEN, WITH INTENT TO HARASS, ANNOY OR ALARM ANOTHER PERSON AND WHICH SERVES NO LEGITIMATE PURPOSE, HE OR SHE SENDS BY ELECTRONIC DEVICE AN UNSOLICITED INTIMATE IMAGE TO SUCH OTHER PERSON.

2. FOR PURPOSES OF THIS SECTION: A. "INTIMATE BODY PARTS" MEANS THE GENITALS, PUBIC AREA OR ANUS OF ANY PERSON;

B. "INTIMATE IMAGE" MEANS A PHOTOGRAPH, FILM, VIDEOTAPE, RECORDING OR ANY OTHER REPRODUCTION OF AN IMAGE OF AN INDIVIDUAL WITH FULLY OR PARTIALLY EXPOSED INTIMATE BODY PARTS OR ENGAGED IN SEXUAL ACTIVITY;

C. "SEND BY ELECTRONIC DEVICE" MEANS TO SEND USING A CELLULAR TELEPHONE OR ANY OTHER ELECTRONIC COMMUNICATION DEVICE, INCLUDING DEVICES CAPABLE OF SENDING TEXT MESSAGES OR E-MAILS;

D. "SEXUAL ACTIVITY" MEANS "SEXUAL INTERCOURSE" AS DEFINED IN SUBDIVISION ONE OF SECTION 130.00 OF THIS CHAPTER, "ORAL SEXUAL CONDUCT" OR "ANAL SEXUAL CONDUCT" AS DEFINED IN SUBDIVISION TWO OF SECTION 130.00 OF THIS CHAPTER, TOUCHING OF THE INTIMATE BODY PARTS OF A PERSON FOR THE PURPOSE OF GRATIFYING SEXUAL DESIRE, SEXUAL PENETRATION WITH ANY OBJECT, OR THE TRANSMISSION OR APPEARANCE OF SEMEN UPON ANY PART OF THE DEPICTED INDIVIDUAL'S BODY.

Introduced by Sens. KAVANAGH, CLEARE, FELDER, GOUNARDES, SEPULVEDA --

read twice and ordered printed, and when printed to be committed to the Committee on Judiciary -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

PURPOSE:

This bill authorizes the local government of New York City to establish a program to legalize specified basements and cellars. It also sets forth provisions for loans provided by a municipality for the rehabilitation of such basements and cellars.

SUMMARY OF SPECIFIC PROVISIONS:

Section 1 amends the Multiple Dwelling Law by adding a new article 7-D, containing new sections 288, 289, and 290, to authorize New York City to establish a program by local law to provide for the legalization and conversion of specified basements and cellars.

Section 288 of article 7-D sets forth the definitions of the terms "inhabited basement or cellar," "rented," and "tenant."

Section 289 of article 7-D authorizes the local legislative body of a city with a population of one million or more to establish a program through local law to allow for the legalization of specified basements and cellars.

Section 290 of article 7-D lays out tenant protections in inhabited basements and cellars.

Section 2 amends subdivisions 1 of Section 472 of the Private Housing Finance Law to allow for an exception from the maximum loan amount for loans provided for the rehabilitation of specified basements and cellars.

Section 3 amends subdivision 1-a of Section 472 of the Private Housing Finance Law to specify the definition of the term "loan" and clarifies that the repayment or forgiveness of and the security for a loan do not apply to a grant.

Section 4 amends subdivision 2 of Section 473 of the Private Housing Finance Law to allow for an exception from the finding of blight for loans provided for the rehabilitation of specified basements and cellars.

Section 5 sets forth the effective date.

JUSTIFICATION:

State authorization is needed for New York City to establish a program to allow for the legalization of basements and cellars. This legislation would enable New York City to create a *pathway for an estimated 50,000 basement units currently used improperly for residential purposes to be brought up to code, addressing health and safety issues such as lack of proper egress, electrical systems, ventilation, and other basic safety features.*

LEGISLATIVE HISTORY:

New bill.

FISCAL IMPLICATIONS:

To be determined

EFFECTIVE DATE:

This act shall take effect immediately.

AN ACT to amend the multiple dwelling law and the private housing finance law, in relation to establishing a program to address the legalization of specified basements and cellars and the conversion of other specified basements and cellars in a city with a population of one million or more

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

Section 1. The multiple dwelling law is amended by adding a new article 7-D to read as follows:

ARTICLE 7-D

LEGALIZATION AND CONVERSION OF BASEMENTS AND CELLARS

SECTION 288. DEFINITIONS.

289. BASEMENT AND CELLAR LOCAL LAWS AND REGULATIONS.

290. TENANT PROTECTIONS IN INHABITED BASEMENTS OR CELLARS.

§ 288. DEFINITIONS, AS USED IN THIS ARTICLE, UNLESS THE CONTEXT OR SUBJECT MATTER REQUIRES OTHERWISE, THE FOLLOWING TERMS SHALL HAVE THE FOLLOWING MEANINGS:

1. THE TERM "INHABITED BASEMENT OR CELLAR" MEANS A BASEMENT OR CELLAR UNLAWFULLY OCCUPIED AS A RESIDENCE BY ONE OR MORE TENANTS ON OR PRIOR TO THE EFFECTIVE DATE OF THIS ARTICLE;

2. THE TERM "RENTED" MEANS LEASED, LET, OR HIRED OUT, WITH OR WITHOUT A WRITTEN AGREEMENT; AND

3. THE TERM "TENANT" MEANS AN INDIVIDUAL TO WHOM AN INHABITED BASEMENT OR CELLAR IS RENTED.

§ 289. BASEMENT AND CELLAR LOCAL LAWS AND REGULATIONS. 1. NOTWITHSTANDING ANY OTHER PROVISION OF STATE OR LOCAL LAW TO THE CONTRARY, IN A CITY WITH A POPULATION OF ONE MILLION OR MORE, THE LOCAL LEGISLATIVE BODY MAY, BY LOCAL LAW, ESTABLISH A PROGRAM TO ADDRESS, AS APPROPRIATE,

EXPLANATION--Matter in *ITALICS* (underscored) is new; matter in brackets

[] is old law to be omitted.

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AND PROVIDED THAT SAFETY IS PROTECTED, (A) THE LEGALIZATION OF SPECIFIED INHABITED BASEMENTS AND CELLARS IN EXISTENCE PRIOR TO THE EFFECTIVE DATE OF THIS ARTICLE THROUGH CONVERSION TO LEGAL DWELLING UNITS, OR (B) THE CONVERSION OF OTHER SPECIFIED BASEMENTS AND CELLARS IN EXISTENCE PRIOR TO THE EFFECTIVE DATE OF THIS ARTICLE TO LEGAL DWELLING UNITS. THE LOCAL LAW AUTHORIZED BY THIS SECTION, AND ANY RULES OR REGULATIONS PROMULGATED

THEREUNDER, SHALL **NOT BE SUBJECT TO**
ENVIRONMENTAL REVIEW.

2. THE PROGRAM ESTABLISHED BY SUCH LOCAL LAW MAY PROVIDE TO AN OWNER WHO CONVERTS AN INHABITED BASEMENT OR CELLAR IN ACCORDANCE WITH A LOCAL LAW AUTHORIZED BY THIS ARTICLE OR WHO OTHERWISE ABATES THE ILLEGAL OCCUPANCY OF A BASEMENT OR CELLAR **AMNESTY FROM PROSECUTION**, AS APPLICABLE, FOR VIOLATIONS OF THIS CHAPTER OR OTHER STATE LAW OR LOCAL LAW, RULES, AND THE ZONING RESOLUTION OF SUCH CITY, AND RESOLUTION OF ANY OUTSTANDING JUDGMENTS ISSUED IN CONNECTION WITH ANY VIOLATION OF SUCH LAWS, RULES OR ZONING RESOLUTION ISSUED BEFORE THE EFFECTIVE DATE OF THIS ARTICLE.

3. SUCH LOCAL LAW MAY PROVIDE THAT ANY PROVISION OF THIS CHAPTER OR ANY OTHER STATE LAW OR LOCAL LAW, RULE OR REGULATION, SHALL NOT BE APPLICABLE, AS NECESSARY, TO PROVIDE FOR THE ALTERATIONS NECESSARY FOR THE CONVERSION OF A SPECIFIED INHABITED BASEMENT OR CELLAR OR OTHER SPECIFIED BASEMENT OR CELLAR INTO A LAWFUL DWELLING UNIT. ANY AMENDMENT OF THE ZONING RESOLUTION NECESSARY TO ENACT SUCH PROGRAM SHALL BE SUBJECT TO A PUBLIC HEARING AT THE PLANNING COMMISSION OF SUCH LOCALITY, AND APPROVAL BY SUCH COMMISSION AND THE LEGISLATIVE BODY OF SUCH LOCAL GOVERNMENT, BUT **SHALL NOT REQUIRE ENVIRONMENTAL REVIEW OR ANY ADDITIONAL LAND USE REVIEW.**

§ 290. TENANT PROTECTIONS IN INHABITED BASEMENTS OR CELLARS. 1. THE PROGRAM AUTHORIZED BY THIS ARTICLE SHALL REQUIRE AN APPLICATION TO MAKE ALTERATIONS TO LEGALIZE AN INHABITED BASEMENT OR CELLAR BE ACCOMPANIED BY A CERTIFICATION INDICATING WHETHER SUCH UNIT WAS RENTED TO A TENANT ON THE EFFECTIVE DATE OF THIS ARTICLE, NOTWITHSTANDING WHETHER THE OCCUPANCY OF SUCH UNIT WAS AUTHORIZED BY LAW. A CITY MAY NOT USE SUCH

CERTIFICATION AS THE BASIS FOR AN ENFORCEMENT ACTION FOR ILLEGAL OCCUPANCY OF SUCH UNIT, PROVIDED THAT NOTHING CONTAINED IN THIS ARTICLE SHALL BE CONSTRUED TO LIMIT SUCH CITY FROM ISSUING A VACATE ORDER FOR HAZARDOUS CONDITIONS, WHEN APPROPRIATE.

2. THE LOCAL LAW AUTHORIZED BY THIS ARTICLE SHALL PROVIDE THAT A TENANT IN OCCUPANCY AT THE TIME OF THE EFFECTIVE DATE OF THIS ARTICLE, WHO IS EVICTED OR OTHERWISE REMOVED FROM SUCH UNIT AS A RESULT OF AN ALTERATION NECESSARY TO BRING AN INHABITED BASEMENT OR CELLAR INTO COMPLIANCE WITH THE STANDARDS ESTABLISHED BY THE LOCAL LAW AUTHORIZED BY THIS ARTICLE, SHALL HAVE A RIGHT OF FIRST REFUSAL TO RETURN TO SUCH UNIT AS A TENANT UPON ITS FIRST LAWFUL OCCUPANCY AS A LEGAL DWELLING UNIT, NOTWITHSTANDING WHETHER THE OCCUPANCY AT THE TIME OF THE EFFECTIVE DATE OF THIS ARTICLE WAS AUTHORIZED BY LAW. SUCH LOCAL LAW SHALL SPECIFY HOW TO DETERMINE PRIORITY WHEN MULTIPLE TENANTS MAY CLAIM SUCH RIGHT.

3. A TENANT UNLAWFULLY DENIED A RIGHT OF FIRST REFUSAL TO RETURN TO A LEGAL DWELLING UNIT, AS PROVIDED PURSUANT TO THE LOCAL LAW AUTHORIZED BY THIS ARTICLE, SHALL HAVE A CAUSE OF ACTION IN ANY COURT OF COMPETENT JURISDICTION FOR COMPENSATORY DAMAGES OR DECLARATORY AND INJUNCTIVE RELIEF AS THE COURT DEEMS NECESSARY IN THE INTERESTS OF JUSTICE, PROVIDED THAT SUCH COMPENSATORY RELIEF SHALL NOT EXCEED THE ANNUAL RENTAL CHARGES FOR SUCH LEGAL DWELLING UNIT.

§ 2. Subdivision 1 of section 472 of the private housing finance law, as amended by chapter 479 of the laws of 2005, is amended to read as follows:

1. Notwithstanding the provisions of any general, special or local law, a municipality, acting through an agency, is authorized: (A) to make, or contract to make, loans to low and moderate income owner-occupants of one to four unit existing private or multiple dwellings within its territorial limits, subject to the limitation of subdivisions two

through seven of this section, in such amounts as shall be required for the rehabilitation of such dwellings, provided, however, that such loans shall not exceed sixty thousand dollars per dwelling unit, EXCEPT THAT THE LIMITATION ON THE MAXIMUM AMOUNT OF A LOAN, AS DESCRIBED IN THIS PARAGRAPH, SHALL NOT APPLY TO ANY SUCH LOAN FOR, IN WHOLE OR IN PART, REHABILITATION OF A SPECIFIED INHABITED BASEMENT OR CELLAR OR OTHER SPECIFIED BASEMENT OR CELLAR FOR WHICH SUCH OWNER HAS SOUGHT A PERMIT PURSUANT TO THE LOCAL LAW AUTHORIZED PURSUANT TO SECTION TWO HUNDRED EIGHTY-NINE OF THE MULTIPLE DWELLING LAW. Such loans may also include the refinancing of the outstanding indebtedness of such dwellings, and the municipality may make temporary loans or advances to such owner-occupants in anticipation of permanent loans for such purposes; AND

(B) TO MAKE OR CONTRACT TO MAKE GRANTS TO ANY OWNER DESCRIBED IN PARAGRAPH (A) OF THIS SUBDIVISION, ON THE SAME TERMS AS PERMITTED UNDER SUCH PARAGRAPH FOR A LOAN.

§ 3. Section 472 of the private housing finance law is amended by adding a new subdivision 1-a to read as follows:

1-A. AS USED IN THIS ARTICLE, THE TERM "LOAN" SHALL INCLUDE ANY GRANT MADE BY A MUNICIPALITY PURSUANT TO THIS ARTICLE, PROVIDED, HOWEVER, THAT PROVISIONS OF THIS ARTICLE CONCERNING THE REPAYMENT OR FORGIVENESS OF, OR SECURITY FOR, A LOAN SHALL NOT APPLY TO ANY GRANT MADE PURSUANT TO THIS ARTICLE.

§ 4. Subdivision 2 of section 473 of the private housing finance law, as added by chapter 786 of the laws of 1987, is amended to read as follows:

2. A municipality shall neither make nor participate in a loan to an owner-occupant of an existing private or multiple dwelling pursuant to this article unless the agency finds that the area in which such dwelling is situated is a blighted, deteriorated or deteriorating area or has

a blighting influence on the surrounding area, or is in danger of becoming a slum or a blighted area because of the existence of substandard, unsanitary, deteriorating or deteriorated conditions, an aged housing stock, or other factors indicating an inability of the private sector to cause such rehabilitation to be made, EXCEPT THAT ANY SUCH FINDING SHALL NOT BE REQUIRED FOR ANY SUCH LOAN FOR, IN WHOLE OR IN PART, REHABILITATION OF A SPECIFIED INHABITED BASEMENT OR CELLAR OR OTHER SPECIFIED BASEMENT OR CELLAR FOR WHICH SUCH OWNER HAS SOUGHT A PERMIT PURSUANT TO THE LOCAL LAW AUTHORIZED PURSUANT TO SECTION TWO HUNDRED EIGHTY-NINE OF THE MULTIPLE DWELLING LAW.

§ 5. This act shall take effect immediately.

Summary of Senate Bill S8783B

Section 288 definition terms

289 (1) applies only to NYC – not withstanding any other law, no environmental review

Broad and sweeping effect.

(2) amnesty from prosecution for not being in compliance with zoning

(3) any local restriction MAY not be applied, any zoning amendment subject to public review but not ENVIRONMENTAL REVIEW OR ANY ADDITIONAL LAND USE REVIEW.

290 (1) have to state that the tenant was in dwelling before this law

(2) if tenant removed to make alterations they have right of first refusal

(3) court action by tenant if denied right of first refusal

Rest of bill talks about loans.

