



## MEMORANDUM IN OPPOSITION

### S.5040 (Breslin) / A.7046 (Cahill)

**AN ACT** to establish the "statewide tenant protection act of 2019"; and to amend the emergency tenant protection act of nineteen seventy-four, in relation to expanding rent and eviction protections statewide

The Capital Region Chamber, representing 2,900 businesses and organizations from throughout the Capital Region that employ more than 160,000 area residents, strongly opposes S.5040/A.7046, which would amend the emergency tenant protection act of nineteen seventy-four, in relation to expanding rent and eviction protections statewide.

Essentially, this bill would bring New York City style rent control to Upstate New York. According to the bill sponsors, the intent of this legislation is to remove arbitrary geographic restrictions on applicability of the state's rent and eviction regulation system, thereby allowing municipalities in all parts of the state to opt into the system where the municipality has declared a housing emergency based on a vacancy rate of five percent or less.

This legislation is misguided by the belief that the geographic restricts contained in the original emergency tenant protection act are arbitrary. Upstate is not New York City. The Upstate economy, cost of living and housing market are dissimilar from those of New York City. Extending rent control to Upstate New York would have a devastating impact on the region. The bill is further flawed in that it provides a local option for the implementation of rent control regulations. This would produce a patch work of complex and divergent regulations across Upstate New York which would negatively impact both renters and rental companies.

The renewal of New York City's rent control legislation has historically been a very political and polarizing process. Agreements and tradeoffs are made with very little public transparency and public input. The Upstate economy and our housing market should not be tied to such political and unpredictable whims.

This bill would be devastating to Upstate development and our rental market, and consequently would take the Upstate economy in exactly the wrong direction. The only prudent course of action is to continue the existing geographic restrictions. Upstate does not require nor does it desire New York City style rent control. The state legislature should focus on issues such as talent development, job growth and improving our business climate. These are truly statewide issues that should be addressed.

For the above stated reasons, the Capital Region Chamber strongly opposes this legislation.

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