United Tenants of Albany

A Better Place to Live

Our Services
- Telephone Hotline
- Mediation and Advocacy
- Coordination of Homeless Prevention Services
- Training on Tenant/Landlord Issues

“Good Cause” Eviction Law

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What is the “Good Cause” Eviction Law?

As of July 21st, 2021, the city of Albany became the first in the state to pass a “Good Cause” eviction law.

This law states that:
Landlords CANNOT evict a tenant (IN THE CITY OF ALBANY) without good cause and without getting the necessary paperwork from Albany City Court.

Tenants are entitled to a lease renewal and are protected from a substantial rent increase.

What counts as “Good Cause”?
- Non-Payment of Rent
- Lease Violations
- Being a Nuisance
- Occupancy of the Housing is in Violation of the Law or Uninhabitable
- Using residence for Illegal Purposes
- Not Providing Access to Landlord
- Personal Occupancy*
- Sale of Housing
- Prior Consent to Vacate

What this new law won’t do:
- Does NOT guarantee protection from eviction
- Does NOT mean rent won’t increase
- Does NOT end negotiations between tenant and landlord
- Does NOT protect those who live in a building with 4 or fewer units

YOU ARE STILL ENTITLED TO THE JUDICIAL PROCESS OF EVICTIONS

Including:
- Being properly served an eviction notice
- Being assigned a court appearance
- Going to trial

* A landlord CANNOT evict you to house a friend, but CAN evict you from a residence if the landlord decides to live there as their primary residence