



HUDSON MERCER
REAL ESTATE BROKERAGE

NOTICE DISCLOSING TENANTS' RIGHTS TO REASONABLE ACCOMMODATIONS FOR PERSONS WITH DISABILITIES

Effective Date: August 6, 2026

Reasonable Accommodations

The New York State Human Rights Law requires housing providers to make reasonable accommodations or modifications to a building or living space to meet the needs of residents with disabilities. For example, if you have a physical, mental, or medical impairment, you may ask your housing provider to make the common areas of your building accessible, or to adjust certain policies to meet your needs.

To request a reasonable accommodation, contact your property manager. You will need to let your housing provider know that you have a disability or health condition that affects your use of the housing, and that the accommodation you are requesting may be necessary for you to have equal access to and enjoyment of your housing or the amenities and services your housing provider normally offers. A housing provider may request medical information where necessary to confirm a covered disability and that the accommodation is related to that disability.

If you believe you have been denied a reasonable accommodation for your disability, or that you were denied housing or retaliated against for requesting one, you may file a complaint with the New York State Division of Human Rights, as described below.

If you have a physical, mental, or medical impairment, you may request:*

- Permission to modify the interior of your housing unit to make it accessible. You are responsible for the cost of these modifications, and if you rent your unit, your housing provider may require that it be restored to its original condition when you move out.
- Changes to your housing provider's rules, policies, practices, or services.
- Changes to common areas of the building so that you have equal opportunity to use them. The New York State Human Rights Law requires housing providers to pay for reasonable modifications to common use areas.

Examples of reasonable modifications and accommodations that may be requested under the New York State Human Rights Law include:

- If you have a mobility impairment, your housing provider may be required to provide a ramp or other reasonable means of entering and exiting the building.
- If your healthcare provider documents that an animal will assist with your disability, you should be permitted to keep the animal in your home despite a "no pet" rule.
- If you need grab bars in your bathroom, you may request permission to install them at your own expense. If your housing was built for first occupancy after March 13, 1991 and the walls need to be reinforced to support grab bars, your housing provider must pay for that reinforcement.

- If you have an impairment that requires a parking space near your unit, you may request that your housing provider provide such a space, or place you at the top of a waiting list if no adjacent spot is currently available.
- If you have a visual impairment and require printed notices in an alternative format, such as large print, or need notices provided to you electronically, you may request that accommodation from your landlord.

Required Accessibility Standards

Buildings constructed for first occupancy after March 13, 1991 are required to meet the following standards:

- Public and common areas must be readily accessible to and usable by persons with disabilities.
- All doors must be sufficiently wide to allow passage by persons using wheelchairs.
- All multi-family buildings must contain accessible passageways, fixtures, outlets, thermostats, bathrooms, and kitchens.

If you believe that your building does not meet the required accessibility standards, you may file a complaint with the New York State Division of Human Rights.

How to File a Complaint

A complaint must be filed with the Division within one year of the alleged discriminatory act, or in court within three years of the alleged discriminatory act. Additional information regarding your rights, and the procedures for filing a complaint, is available at www.dhr.ny.gov or by calling 1-888-392-3644. A complaint form is available on the website, and may also be requested by e-mail or mail, or through a Division regional office listed on the website.

** This Notice provides information about your rights under the New York State Human Rights Law, which applies to persons residing anywhere in New York State. Local laws may provide protections in addition to those described in this Notice, but local laws cannot decrease your protections.*