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Legal Research Question? Ask a Librarian

Go to [CourtHelp](#) for Court Forms and FAQs about: Abuse & Harassment • Appeals • Collecting a Judgment • Criminal • Families & Children • Guardianship • Homes & Evictions • Name Change • Problems With Money • Small Claims • When Someone Dies • www.nycourts.gov/courthelp

This handout describes legal research materials available on-line and in print in New York Court Public Access Law Libraries.

The information provided should be considered a starting point in your research and should not be interpreted as a comprehensive review of the subject or issue in question

New York Landlord Tenant Law

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Legal terms: (all forms, unless noted, are defined in the [CourtHelp](#) glossary)

- Fee waiver
- Holdover proceeding
- Lock-out
- Nail and Mail See:
 - <http://www.nycourts.gov/courts/10jd/nassau/pdf/CourtHelpForms/servepapershowto.pdf> and
 - http://www.nycourts.gov/courts/7jd/courts/city/civil/holdover_proceedings.shtml
- Poor Person Application
- Roommate Holdover case (defined in NYC Landlord Tenant page)
- Warranty of habitability
- Yellowstone Injunction
 - A Yellowstone injunction maintains the status quo so that a commercial tenant, when confronted by a threat of termination of its lease, may protect its investment in the leasehold by obtaining a stay tolling the cure period so that upon an adverse determination on the merits, the tenant may cure the default and avoid a forfeiture. 74 NY Jur Landlord and Tenant § 117

Court Publications

- [New York City Landlords & Owners Questions & Answers About Housing Court](#)
- [Tenant Questions & Answers: Holdover Eviction Cases in New York State](#)
- [New York City Tenants: Questions & Answers About Housing Court](#)
- [Tenant Questions & Answers: Nonpayment Eviction Cases in New York State](#)

NYCOURTS.GOV /COURTHELP

- [Homes & Evictions](#)
- [Evictions Outside NYC](#)
- [Evictions in NYC](#)
- [Foreclosures](#)
- [Tenant Foreclosures](#)
- [Property Assessment \(SCAR\)](#)

Individual Court Help Pages

- [7th Judicial District Holdover Proceedings](#)
- [New York City Housing](#)

Law on Landlord and Tenant available in E-Books, LexisAdvance, and Westlaw

- New York State Statutes Index (Westlaw and CLS Index on E-Books and LexisAdvance) should be checked under the entries:
 - Homeless Persons
 - Landlord and Tenant
 - Residential Care Programs

- Shelter and Supported Housing Programs
- Multiple Dwelling Law
- Multiple Residence Law
- Real Property Law art 7 Landlord and Tenant
- Real Property Actions and Proceedings Law art 6 Action to Recover Real Property
- Real Property Actions and Proceedings Law art 7 Summary Proceeding to Recover Possession of Real Property
- Real Property Actions and Proceedings Law art 7-a Special Proceedings by Tenants of Dwellings in the City of New York and the Counties of Nassau, Suffolk, Rockland and Westchester for Judgment Directing Deposit of Rents and the Use Thereof for the Purpose of Remedying Conditions Dangerous to Life, Health or Safety
 - E-Books New York Consolidated Laws Service, Real Property Actions and Proceedings Law, v 27, 27A
- Tanbook New York Landlord-Tenant Law (E-books only)

[Court Rules available in LexisAdvance, and Westlaw](#)

- 2 NYCRR § 208.42. Proceedings Under Article 7 of the Real Property Actions and Proceedings Law
- 22 NYCRR § 208.43. Rules of the Housing Part [NYC]

[Rent Statutes and Regulations available on both Westlaw and LexisAdvance](#)

- Emergency Housing Rent Control Law as added L 1946, ch 274,
 - NY CLS Unconsol Laws of Real , Real Property, Ch 249
 - McKinney's Uncons Laws of NY §§ 8581 to 859)
- Local Emergency Housing Rent Control Act as added by L 1962, ch 21
 - NY CLS Unconsol Laws of Real Property, Ch 249-A
 - McKinney's Uncons Laws of NY §§ 8601 to 8617
- Emergency Tenant Protection Act of 1974 [ETPA] as added by L1974, ch 576
 - NY CLS Uncons Laws of Real Property, Ch 249-B
 - McKinney's Uncons Laws of NY §§ 8621-8634
- NY City Rent and Rehabilitation Law [Administrative Code of City of NY] §§ 26-401 et seq.
 - Available in McKinney's Uncons Laws of NY and NYC Municipal Materials.
- NY City Rent Stabilization Law [Administrative Code of City of NY] 26-501 et seq.
 - Available in McKinney's Uncons Laws of NY and NYC Municipal Materials.
- NY City Unlawful Eviction [Administrative Code of City of NY] §§ 26-521 Available in McKinney's Uncons Laws of NY and Municipal Materials.
- NY City Increase Exemption for Low Income Elderly Persons §§ 26-601 et seq.
 - Available in McKinney's Uncons Laws of NY and NYC Municipal Materials.

[Treatises -- E-books](#)

- NY Practice Guide: Real Estate
- Steinman's Bergerman and Roth, New York Real Property Forms Annotated
- Warren's Weed New York Real Property

Treatises -- LexisAdvance

- New York Jurisprudence 2d
- NY Practice Guide: Real Estate
- Steinman's Bergerman and Roth, New York Real Property Forms Annotated
- Warren's Weed New York Real Property

Treatises -- Westlaw

- New York Jurisprudence 2d
- Rasch's New York Landlord & Tenant Law Including Summary proceedings
- Residential Landlord Tenant Law in New York
- New York Prac Series: Landlord & Tenant Practice in New York

Westlaw Practical Law

- Eviction Procedure for Rent-Stabilized Units (NY)
- Landlord's Rights and Remedies (Commercial Lease) (NY)
- Provisional Remedies in New York: Obtaining a Yellowstone Injunction
- Residential Leasing in Practice (NY)
- Security Deposits (Residential Leases) (NY)
- Summary Proceeding to Recover Possession of Residential Real Property (Evictions) (NY)
- Tenant's Rights and Remedies (Commercial Lease) (NY)
- Standard Documents
- Evictions Checklist (NY)

Public Websites

- New York Laws <http://public.leginfo.state.ny.us/lawssrch.cgi?NVLWO>:
- New York City Code and Charter
 - At the bottom of the New York Legislature's NY Laws <http://public.leginfo.state.ny.us/lawssrch.cgi?NVLWO>:
- New York City Housing and Development <http://www1.nyc.gov/nyc-resources/categories/housing-development.page>
- New York City Sheriff's Manual <http://www1.nyc.gov/site/finance/sheriff-courts/sheriff-tax-evasion-deed-fraud.page>
- NY Dept of State, Div of Administrative Rules <https://www.dos.ny.gov/info/index.html>
- Local Government Web sites
 - Counties <http://www.ny.gov/counties>
- Local Government Laws
 - Dept of State, Local laws Search <https://www.dos.ny.gov/corps/locallaws.html>
 - General Code eCode 360(R) Library <http://www.generalcode.com/resources/ecode360-library/#NY>

Important Disclosures:

Legal Advice

NY State Court System staff are pleased to provide you with basic legal information of relevance to New York State courts, caselaw, statutory and regulatory materials from standard legal reference sources. Our court employees, however, may not provide legal advice, interpret the law or assist with the processing of specific motions or cases.

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