

HOUSING LAW RESEARCH GUIDE¹

This guide will provide an overview of key housing law resources. The guide will discuss resources available online and those available in print at the NYU Law Library.

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I. Statutes

I.1 Federal Statutes

Key Federal statutes relating to housing include the *Fair Housing Act* and *Department of Housing and Urban Development Act*. Both are codified in the *United States Code* in Title 42. The *Fair Housing Act* is codified at 42 U.S.C. § 3601 *et seq.* and the *Department of Housing and Urban Development Act* is codified at 42 U.S.C. § 3531 *et seq.*

Print Sources in Library for U.S. Code

- *United States Code*. Derenberg Collection. KF62 2000.
- *United States Code Annotated*. Main Reading Room and Derenberg Collection. KF62.5.

¹ Prepared by Annmarie Zell, Reference Librarian, NYU Law School Library, in Dec. 2006. The guide was last updated in Jan. 2011.

Online Sources for U.S. Code

- [GPO Access Website](#)
- [Cornell's Legal Information Institute Website](#)
- [Office of the Law Revision Counsel Website](#)
- Westlaw (USCA)
- Lexis (GENFED; USCODE)

I.2 NY Consolidated and Unconsolidated Laws

Several titles of NY's consolidated laws include provisions relating to housing. Those titles include *General Obligations Law*, *Real Property Law*, *Real Property Actions Proceedings Law*, *Multiple Dwelling Law* and *Multiple Residence Law*. Moreover, several of NY's unconsolidated laws also include provisions relating to rent control and/or rent stabilization. Those include *Local Emergency Housing Rent Control*, *New York City Rent Control Law*, *Emergency Tenant Protection Act*, *Emergency Housing Rent Control Law*, and *New York City Rent Stabilization*.

Print Sources in Library for NY Consolidated and Unconsolidated Laws

- *McKinney's Consolidated Laws of New York Annotated*. Main Reading Room and B2 South. NYUL KA-N7 312 M3.
- *New York Consolidated Laws Service*. B2 South. NYUL KA-N7 312 D4.

Online Sources for NY Consolidated and Unconsolidated Laws

- [New York Assembly Website](#)
- Westlaw (NY-STAT-ANN)
- Lexis (NY; NYCODE)

For more information on researching New York statutes, consult the research guide [New York Statutes and Legislative History Sources](#), prepared by Gretchen Feltes, Faculty Services/Reference Librarian, NYU Law School Library.

I.3 NYC Charter and Administrative Code

Titles of the *NYC Administrative Code* pertaining to housing include the following: Title 26, Ch. 3 (*Rent Control*); Title 26, Ch. 4 (*Rent Stabilization*); and Title 27, Ch. 2 (*Housing Maintenance Code*).

Print Sources in Library for NYC Charter and Administrative Code

- *New York City Charter and Administrative Code Annotated*. Main Reading Room and B2 South. NYUL KA-N7 9N4 C42.²

Online Sources for NYC Charter and Administrative Code

² Amendments to the *NYC Administrative Code* are published in *New York Legal Advance Service, Local Laws of the City of New York*. B2 South. NYUL KA-N7 9N43 N5. Local laws are also available on the [NYC Council Website](#).

- [New York Assembly Website](#) (Under “Miscellaneous”)
- Westlaw (NYC-MUN)
- Lexis (NY; NYMUN)
- [NYC Rent Guidelines Board Website](#) (Housing Maintenance Code)

II. Agencies

II.1 Department of Housing and Urban Development

The mission of the Department of Housing and Urban Development, a federal agency, “is to increase homeownership, support community development and increase access to affordable housing free from discrimination.”³ Among other things, HUD administers a number of affordable housing programs and enforces federal fair housing laws.

HUD Website

The [HUD Website](#) offers, among other things:

- [Fair housing laws and executive orders](#)
- [Information on housing rights of the disabled](#)
- [HUD and housing news stories](#)

HUDClips and HUDUSER Websites

The [HUDClips Website](#) offers HUD-issued and affordable-housing related documents. Some types of documents included on the site are HUD Office of General Counsel documents, HUD notices, HUD mortgagee letters, and HUD Handbooks and Guidebooks. The [HUDUSER Website](#) posts reports, data sets, and other materials related to housing and housing policy. Included on the HUDUser Website are numerous publications and data sets published by HUD’s Office of Policy Development and Research.

II.2 Division of Housing and Community Renewal

The Division of Housing and Community Renewal (DHCR), a NY State Agency, is “responsible for the supervision, maintenance and development of affordable low- and moderate-income housing in New York State.”⁴ Among other things, DHCR holds hearings on rent-related issues in its jurisdiction.

DHCR Website

The [DHCR Website](#) offers materials relating to rent regulation/rent stabilization including:

- [Advisory opinions](#)
- [Forms](#)

³ HUD Website at www.hud.gov/library/bookshelf12/hudmission.cfm (last visited on Feb. 7, 2008).

⁴ DHCR Website at <http://www.dhcr.state.ny.us/aboutus/internships.htm> (last visited on Jan. 26, 2011).

- [Fact sheets](#)
- [Rent administration FAQs](#)

Print Sources in NYU Jack Brause Real Estate Library for DHCR Decisions

- *Landlord v. Tenant.* (Publishes summaries of some DHCR decisions.)

Online Sources for DHCR Decisions

- [Tenant.net](#) (Posts some older DHCR decisions.)

II.3 New York City Agencies

Dept. of Housing Preservation and Development

The NYC Department of Housing Preservation and Development (HPD) describes itself as “largest municipal developer of affordable housing in the nation.”⁵

HPD Website

The [HPD Website](#) offers, among other things:

- [Searchable database of Housing Maintenance Code violations](#)
- [Publications for tenants](#)

NYC Housing Authority

The NYC Housing Authority (NYCHA) administers public housing facilities and Section 8 vouchers in New York. As of 2011, the NYCHA served approximately 654,657 residents.⁶

NYCHA Website

The [NYC Housing Authority Website](#) offers, among other things:

- [Guide to NYCHA departments](#)
- [Residents Handbook](#)
- [Information about Section 8 rental assistance](#)

Department of Buildings

The NYC Department of Buildings aims to ensure “the safe and lawful use of over 975,000 buildings and properties by enforcing the City’s Building Code, Electrical Code, Zoning Resolution, New York State Labor Law and New York State Multiple Dwelling Law.”⁷

Department of Buildings Website

The [NYC Department of Buildings Website](#) offers, among other things:

⁵ HPD Website, at <http://www.nyc.gov/html/hpd/html/home/home.shtml> (last visited on Jan. 26, 2011).

⁶ NYCHA Website at <http://www.nyc.gov/html/nycha/html/about/factsheet.shtml> (last visited on Jan. 26, 2011).

⁷ Department of Buildings Website at www.nyc.gov/html/dob/html/about/about.shtml (last visited on Jan. 26, 2011).

- [NYC Building Code](#)
- [Buildings Information System Database \(allows complaint/violations tracking\)](#)

Rent Guidelines Board

The NYC Rent Guidelines Board (RGB) “establish[s] rent adjustments the approximately one million dwelling units subject to the Rent Stabilization Law in New York City.”⁸

RGB Website

The [RGB Website](#) offers, among other things:

- [Rent guidelines](#)
- [Tenants Rights Guide](#) (attributed to the New York State Attorney General’s Office)
- [A Tenant’s Guide to the New York City Housing Court](#) (attributed to the Association of the Bar of the City of New York)
- [RGB Reports](#)
- [Rent regulation laws](#)

II.4 Agency Directories

Print Sources in Library for Agency Directories

- *Green Book: Official Directory of City of New York*. Reference and Reserve. JS 1222 .N4x.
- *New York Red Book*. Reference and B1. JK3430 .A25x.
- *Federal Yellow Book*. Reference Alcove. JK6 .F45.

Online Sources for Agency Directories

- [Leadership Directories, Inc. \(“Yellow Books”\)](#). (To access the directories, follow the links through the Julius record. [Julius](#) is the Library’s online catalog.)

III. Regulations

III.1 Federal Regulations

Federal regulations are published in the *Code of Federal Regulations*. HUD’s regulations are mostly found in volume 24 of the *Code of Federal Regulations*.

Print Sources in Library for Code of Federal Regulations

- *Code of Federal Regulations*. Derenberg Collection and Furman Hall. NYUL KA-A 41. (Print for current year only. Microfilm for prior years.)

Online Sources for Code of Federal Regulations

- [GPO Access Website](#) (1996-)

⁸ RGB Website <http://www.housingnyc.com/html/about/about.html> (last visited on Jan. 26, 2011).

- Westlaw (CFR)
- Lexis (GENFED; CFR)

III.2 NY Regulations

NY regulations are published in the *Official Compilation of Codes, Rules and Regulations* (NYCRR). Most of DHCR's regulations are found in Title 9 of NYCRR.

Print Sources in Library for NY Regulations

- *Official Compilation of Codes, Rules and Regulations*. Main Reading Room. NYUL KA-N7 4N72.
- *McKinney's Consolidated Laws of New York Annotated*. Main Reading Room and B2 South. NYUL KA-N7312 M3. (Offers *Rent and Eviction Regulations- New York City, Rent Stabilization regulations, and Rent Stabilization Code.*)

Online Sources for NY Regulations

- Westlaw (NYCRR)
- Lexis (NY; NYADMN)

III.3 NYC Regulations

NYC regulations are published in the *Official Compilation of the Rules of City of New York*. The rules are organized in Titles according to agency. HPD's regulations are largely found in Title 28. The RGB's regulations are largely found in Title 30. And the Department of Building's regulations are largely found in Title 1.

Print Sources in Library for NYC Regulations

- *Official Compilation of the Rules of City of New York*. Main Reading Room. KFX2003 .A3 2003.

Online Sources for NYC Regulations

- Westlaw (NYC-MUN)
- Lexis (NY; NYMUN)

For more information about researching NYC regulations, consult [Sources of New York City Law and Regulations](#), prepared by Gretchen Feltes, Faculty Services/Reference Librarian, NYU Law School Library.

IV. Courts & Judicial Decisions

IV.1 NY Courts and NY Judicial Decisions

NY Courts range from trial courts to various types of appeal courts. The Court of Appeals is New York's highest court. Additional appellate courts include Appellate Divisions of the Supreme Court and Appellate Terms of the Supreme Court. Statewide trial courts include the Supreme Court, County Courts, Family Courts, Surrogate's Courts and the Court of Claims. Trial courts for New York City include the Civil Court of the City of

New York and the Criminal Court of the City of New York. Among other topics, housing issues are covered in some NY court judicial opinions.

Print Sources in the Library for Select NY Judicial Decisions

- *New York Reports*. B2 South. NYUL KA-N7 6.
- *New York Miscellaneous Reports*. B2 South. NYUL KA-N7 63.
- *Appellate Division Reports*. B2 South. NYUL KA-N7 62.
- *New York Supplement 2d*. B2 South and Main Reading Room. NYUL KA-N7 65.
- *Northeastern Reporter*. Main Reading Room. KF 135 .N6 N63.
- *New York Law Journal*. Circulation Desk. (Last 3 months only.)

To learn about the specific judicial decisions that the above reporters publish, consult [New York Court System](#), prepared by Gretchen Feltes, Faculty Services/Reference Librarian, NYU Law School Library.

Online Sources for Select NY Judicial Decisions

- [Cornell's LII Website](#)
- Westlaw (NY-CS-ALL)
- Lexis (CONSTR; NYCTRE)
- [New York State Law Reporting Bureau](#)
- *New York Law Journal*
 - Westlaw (NYLJ)
 - [NYLJ Website](#) (Restricted to NYU faculty and students. Password it available through [Julius](#).)

IV.2 Housing Court, Its Website, and Housing Court Decisions

The Civil Court of the City of New York includes a Housing Part. The Housing Court rules can be found in *Uniform Rules for the New York City Court*, 22 NYCRR Pt. 208. For information on finding these rules in print and online, see the [Section III.2](#) of this guide.

Housing Court Website

The [NYC Housing Court Website](#) offers, among other things:

- [Housing Court forms](#)
- [Information on various types of cases & actions](#)
- [Contact information for Housing Court personnel](#)
- [A Tenant's Guide to New York City Housing Court](#)

Print Sources in Library for Housing Court Decisions

- *New York Law Journal*. Circulation Desk. Last 3 months only.

Print Source in NYU Jack Brause Real Estate Library for Housing Court Decisions

- *Landlord v. Tenant*. (Publishes summaries of select Housing Court decisions.)

Online Source for Housing Court Decisions

- *New York Law Journal*.
 - Westlaw (NYLJ)
 - [NYLJ Website](#) (Restricted to NYU faculty and students. Password it available through [Julius](#).)

V. Secondary Sources

V.1 Treatises and Monographs

The following treatises and monographs relating to housing law are available in print in the library. If online access is also available for these materials through Westlaw or Lexis, the database name is provided.

- *Rasch's Landlord and Tenant: Including Summary Proceedings*. Reserve Room. KFN5145 .R3 1998.
 - Westlaw (NYLTINSP)
- *New York Landlord and Tenant: Rent Control and Rent Stabilization*. Reserve Room. KFN5145.R3x 1987.
- *Landlord and Tenant Practice in New York*. Reserve Room. KFN 5145 .F4972.
 - Westlaw (NYPRAC-LT)
- *HUD Housing Programs: Tenants' Rights*. B1 and Circulation Desk. KF5729 .H38 2004.
- *Housing Discrimination: Law and Litigation*. B1. KF5740 .S39 1990.
 - Westlaw (HDISLL)
- *Residential Landlord-Tenant Law in New York*. Reserve and B1. KFN5145 .S34x.
 - Westlaw (NYRESIDLT)

The following treatises are available online. Updated editions are not available in print in the library:

Westlaw

- *Housing Discrimination Practice Manual* (HDISPRMAN)
- *New York Condominium and Cooperative Law* (NYCONDO)
- *HDR Handbook of Housing and Development Law Treatise* (HDRH)

Lexis

- *New York Practice Guide: Real Estate* (MATBEN; NYREAL)

V.2 Finding Tools for Secondary Sources

Finding Tools For Locating Books

To find more books, search in [Julius](#), [other library catalogs](#), and the meta-catalog [World Cat](#). Search the following subject tags, possibly combined with a keyword search:

- Dept. of Housing and Urban Development
- Discrimination in housing
- Housing
- Public housing
- Rent subsidies

Finding Tools For Locating Articles

For general instructions on searching library databases to locate articles on a given topic, see the research guide, [How Do I Find Articles?](#) In addition to the databases mentioned in that guide, both Lexis and Westlaw offer article databases that specialize in real estate and housing law.

Subject-based indexes and bibliographies are another tool that can be used to locate pertinent articles. The Housing Information Gateway's [Bibliography](#) offers such an index for articles related to housing.

VI. Organizations and Their Websites

City-Wide Task Force on Housing Court

The City-Wide Task Force on Housing Court (CWTFHC) is an NYC organization that assists tenants in Housing Court. The organization operates “information tables” in NYC Housing Court and offers a telephone assistance hotline for tenants.

CWTFHC Website

The [CWTFHC Website](#) offers, among other things:

- [Tenant Fact Sheets](#)
- [Housing-related links](#)

Empire Justice Center/ GULP

The Empire Justice Center is a NY nonprofit law firm providing legal services to low income persons. It also provides information and support to other community agencies.

Empire Justice Center/ GULP Website

The [Empire Justice Center Website](#) offers, among other things:

- [Legislative Advocacy Materials on Housing](#) (position papers and summaries of news on housing)
- [Online Resource Center](#) (includes, among other documents, a database for practice materials, such as case summaries and pleadings)

Registration and authorization from Empire Justice Center is required to access certain material in its Online Resource Center.

Housing Information Gateway

The Housing Information Gateway is a Website that aims to be a portal for housing information.

Housing Information Gateway

The [Housing Information Gateway Website](#) offers, among other things:

- [Housing industry directory](#)
- [List of housing-related listservs](#)
- [Online bibliography](#)

KnowledgePlex

KnowledgePlex is a Website that offers information about affordable housing and community development.

KnowledgePlex Website

The [KnowledgePlex Website](#) offers, among other things:

- [News and reports on fair housing](#)
- [News and reports](#)

Some materials on the Website are limited to registered users.

National Fair Housing Advocate Online

The National Fair Housing Advocate Online (NFHAO) is a Website maintained by the Tennessee Fair Housing Council. It offers a variety of materials related to fair housing.

National Fair Housing Advocate Online Website

The [NFHAO Website](#) offers a variety of materials related to fair housing including:

- [Press releases](#) (reports on HUD enforcement actions, settlements and so on)
- [Settlement database](#)
- [Links to fair housing laws and regulations](#)

Probono Net

Pro Bono Net is a nonprofit organization that, among other things, aims to increase “access to justice through innovative uses of technology and increased volunteer lawyer participation.”⁹

Probono Net Website

The [Probono.net Website](#), offers materials in various practice areas. The [NY portion of the Website](#) offers practitioner materials on housing, including *Housing Advocate Monthly* postings, information on DHCR, model forms, and more. To have access to the housing resources, registration and authorization is required.

NYU Jack Brause Real Estate Library

The NYU Jack Brause Real Estate Library is a library designed to support NYU’s Real Estate Institute. The library is located at 11 West 42nd Street, Room 510.

NYU Jack Brause Real Estate Library

The [NYU Jack Brause Real Estate Library Website](#) offers, among other things:

⁹ Pro Bono Net Website at <http://www.probono.net/> (last visited on Jan. 26, 2011).

- [Research guides on real estate topics](#)
- [List of print journals received by the library](#)
- [Links to online real estate journals](#)
- [List and links to real estate/business databases](#)
- [List of real estate Websites](#)

Other Websites

- [Fair Housing Institute](#) (Offers articles on fair housing)
- [Fair Housing Accessibility First](#) (Offers resources on FHA's design and construction requirements)
- [Furman Center for Real Estate and Urban Policy](#) (Offers NYC Housing and Neighborhood Information System)
- [National Association of Housing and Redevelopment Officials](#)
- [National Housing Institute](#)
- [National Housing Law Project](#) (Offers articles on Section 8 and other HUD-funded programs)
- [National Low-Income Housing Coalition](#) (Offers reports mostly on housing policy issues, data, news articles on affordable housing and more)

Note About Research Guide

Inclusion of a link to a Website on this research guide should not be interpreted as an endorsement of the accuracy or currency of the material on the Website. Moreover, no information in this research guide should be interpreted as legal advice.