

SAMPLE SPRINKLER DISCLOSURE RIDER TO RESIDENTIAL LEASE

Tenant(s):

Address of premises being leased:

Unit/Apartment number:

Date of lease:

SELECT ONE

There is presently NO maintained and operative sprinkler system in the leased premises.

There IS presently a maintained and operative sprinkler system in the leased premises.

The system was last maintained and inspected on ___/___/___.

I, the undersigned Tenant under the above-captioned residential lease understand that this rider is being presented to me pursuant to and in accordance with the requirements of New York State Real Property Law, Article 7, Section 231-a, which has become a requirement of law as of December 3, 2014. I acknowledge its receipt herein.

[Tenant] _____
Date

[Tenant] _____
Date

[Lessor] _____
Date

NOTE: This rider is in compliance with the requirements of New York State Real Property Law, Article 7, Section 231-a, which has become a requirement of law as of December 3, 2014, and which requires all residential leases to contain a conspicuous statement on the existence or lack thereof of a maintained and operative sprinkler system in the leased premises.

A "Sprinkler system" shall mean: "a system of piping and appurtenances designed and installed in accordance with generally accepted standards so that heat from a fire will automatically cause water to be discharged over the fire area to extinguish it or prevent its further spread." N.Y. Executive Law, Article 6-C Section 155-A.