



ANDREW M. CUOMO
Governor

RUTHANNE VISNAUSKAS
Commissioner/CEO

Violence Against Women Act Lease Addendum

TENANT	LANDLORD	UNIT NO. & ADDRESS

Purpose of the Addendum

The lease for the above-referenced unit is being amended to include New York State policy that adopts the provisions of the Violence Against Women and Justice Department Reauthorization Act of 2013 (VAWA).

Conflicts with Other Provisions of the Lease

In case of any conflict between the provisions of this Addendum and other sections of the Lease, the provisions of this Addendum shall prevail.

Term of the Lease Addendum

This Lease Addendum shall continue to be in effect through the term of the Lease, any lease renewals and subsequent month-to-month tenancies until the Lease or tenancy is terminated.

VAWA Protections

1. The Violence Against Women Act (“VAWA”) and the protections in this Lease Addendum are gender-neutral. An individual does not have to be a woman to access the protections.
2. The Tenant acknowledges receipt of a printed copy of the Notice of Occupancy Rights and a Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking under the Violence Against Women Act (“VAWA”) **and** a copy of HUD 5382 Certification of Domestic Violence, Dating Violence or Stalking. (*Landlords – See Resources Below to Print out copies for the tenant in the appropriate language*)
3. Tenant may not be denied assistance, terminated from participation in, or evicted from housing on the basis of or as a direct result of the fact that the tenant or a member of their family is or has been a victim of domestic violence, dating violence, sexual assault or stalking (“VAWA-covered abuse”) if such tenant family is otherwise qualified for admission, assistance, participation or occupancy.
4. The Landlord may not consider incidents of VAWA-covered abuse as violations of the lease or other “good cause” for termination of assistance, tenancy or occupancy rights of the survivor of abuse.
5. The survivor of VAWA-covered abuse may request protection under VAWA. The Landlord may request written proof or a certification that the individual is a survivor of VAWA-covered abuse. This can include a completed HUD 5382 Certification of Domestic Violence,

Dating Violence or Stalking, or alternate documentation as noted on the Certification such as a court order or letter from a lawyer or social worker. The survivor, a family member or a third-party on their behalf may submit the written proof or certification.

6. The Landlord may take action to bifurcate the lease to remove or evict the person who committed the VAWA-covered abuse. The survivor and other household members will be permitted to remain in the unit, subject to ongoing eligibility and occupancy requirements.
7. The survivor of VAWA-covered abuse may request a transfer to find a safe unit. The Landlord may require a completed HUD 5383 Emergency Transfer Request form. The Landlord will work with the survivor to facilitate a transfer in compliance with their Emergency Transfer Plan even if that transfer is outside of the project's control.
8. If Tenant or a member of their family in the household is a survivor of VAWA-covered abuse in the unit or building, the Tenant may terminate the lease without penalty.

Tenant

Date

Landlord

Date

VAWA Resources

Information on VAWA in State-financed housing	https://hcr.ny.gov/marketing-plans-policies#violence-against-women-act--vawa
Model Notice of Occupancy Rights (for Landlords to adapt to their needs)	https://hcr.ny.gov/feho-notification-occupancy-rights-vawa
Translations available: Traducción al español, Перевод на русский язык, 한국어 번역, Tradiksyon kreyòl ayisyen, 中文翻譯, বাংলা অনুবাদ	https://hcr.ny.gov/marketing-plans-policies#violence-against-women-act--vawa
Model Emergency Transfer Plan (for Landlords)	https://hcr.ny.gov/hcr-vawa-model-forms-hcr-model-emergency-transfer-plan
HUD 5382 Certification of Domestic Violence, Dating Violence or Stalking	https://www.hud.gov/sites/documents/5382.docx
Translations available: Traducción al español, Перевод на русский язык, 한국어 번역, Tradiksyon kreyòl ayisyen, 中文翻譯, Arabic & other languages	https://www.hud.gov/program_offices/administration/hudclips/forms/hud5a
HUD 5383 Emergency Transfer Request	https://www.hud.gov/sites/documents/5383.docx
Translations available: Traducción al español, Перевод на русский язык, 한국어 번역, Tradiksyon kreyòl ayisyen, 中文翻譯, Arabic & other languages	https://www.hud.gov/program_offices/administration/hudclips/forms/hud5a
Local Service Provider List	https://hcr.ny.gov/mb-vawa-service-providers