

New York Eviction Process: Notices, Court Steps and Timeline

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/new-york-eviction-process>

New York evictions run as summary proceedings in local courts, with a separate housing court in New York City. The Housing Stability and Tenant Protection Act of 2019 lengthened notice periods and added steps at almost every stage, and the 2024 Good Cause Eviction Law limits evictions further in covered places.

Key points

- Before filing for unpaid rent, the landlord must serve a written rent demand giving the tenant at least 14 days to pay or move out.
- A landlord who will not renew must give 30, 60 or 90 days of written notice depending on how long the tenant has lived there, and in places covered by the Good Cause Eviction Law the landlord also needs a lawful reason not to renew.
- Evictions are summary proceedings, heard in the housing part of the Civil Court in New York City and in district, city, town or village courts elsewhere.
- In a nonpayment case, the tenant has 10 days from service of the notice of petition to answer.
- After a warrant of eviction issues, a marshal or sheriff must give at least 14 days of written notice before carrying it out, on a business day during daylight hours.

New York at a glance

Rule	New York	Law
Notice for unpaid rent	Before filing for unpaid rent, the landlord must serve a written rent demand giving the tenant at least 14 days to pay or move out.	Real Property Actions and Proceedings Law section 711(2)
Notice for a lease violation	For a lease violation, the landlord usually serves a notice to cure for the period the lease or rent regulation requires, often 10 days, then a termination notice before filing.	Lease terms and Real Property Actions and Proceedings Law (holdover proceedings)
Ending a tenancy without cause	A landlord who will not renew must give 30, 60 or 90 days of written notice depending on how long the tenant has lived there, and in places covered by the Good Cause Eviction Law the landlord also needs a lawful reason not to renew.	Real Property Law section 226-c and Article 6-A (Good Cause Eviction Law)

Rule	New York	Law
Where the case is filed	Evictions are summary proceedings, heard in the housing part of the Civil Court in New York City and in district, city, town or village courts elsewhere.	Real Property Actions and Proceedings Law Article 7
Tenant response time	In a nonpayment case, the tenant has 10 days from service of the notice of petition to answer.	Real Property Actions and Proceedings Law section 732
Removal after judgment	After a warrant of eviction issues, a marshal or sheriff must give at least 14 days of written notice before carrying it out, on a business day during daylight hours.	Real Property Actions and Proceedings Law section 749
Typical overall timeline	An uncontested case often takes two to four months from the rent demand to removal, and contested cases, especially in New York City, can take much longer.	Court practice (estimate)

Timeline

Step	Typical time	Rule
Notice period for unpaid rent	14 days	Real Property Actions and Proceedings Law section 711(2)
Notice period for a lease violation	Varies	Lease terms and Real Property Actions and Proceedings Law (holdover proceedings)
Tenant response after the case is served	10 days	Real Property Actions and Proceedings Law section 732
From judgment to removal	14 days	Real Property Actions and Proceedings Law section 749
Whole case, uncontested	A few weeks	Court practice (estimate)

Mistakes to avoid

- Demanding more than the rent actually owed in a notice for unpaid rent, for example by adding late fees or utilities.
- Counting the notice period wrong and filing a day too early.
- Taking partial rent after serving a notice without knowing how it affects the case.
- Keeping no proof of service. Write down who delivered the notice, how and when, and keep a copy.

- Trying to speed things up with a lockout, a utility shutoff or by moving belongings out.

Verify current law

Laws named in this summary:

- Real Property Actions and Proceedings Law section 711(2)
- Lease terms and Real Property Actions and Proceedings Law (holdover proceedings)
- Real Property Law section 226-c and Article 6-A (Good Cause Eviction Law)
- Real Property Actions and Proceedings Law Article 7
- Real Property Actions and Proceedings Law section 732
- Real Property Actions and Proceedings Law section 749
- Real Property Actions and Proceedings Law section 768
- Housing Stability and Tenant Protection Act of 2019
- Real Property Law Article 6-A (2024)

Official sources:

- New York State Senate: Consolidated Laws of New York:
<https://www.nysenate.gov/legislation/laws/CONSOLIDATED>
- New York State Unified Court System: Housing Court and evictions:
<https://www.nycourts.gov/courts/nyc/housing/>

General information, not legal advice. Check current law and talk to a New York attorney before you act. Last reviewed October 29, 2026.