

REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2017 February 17

NYS 2017-2018 Assembly and Senate

2017-18#	2015-16#	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status
A255 S350	A406	Dinowitz Peralta	Time limits to complete repairs in consent orders re: bldg. violations	Amd RPAPL 777	L&T		
A372 S982	A10757	Richardson Savino	Clarifies use of electronic signature for mortgage loans	Amd. Bank L 2	RP Fin		See also Ch. 491 of 2016
A581 S510		Sepulveda Diaz	Creates residential condo owner bill of rights	Add RPL 339-11	Condo Co-op		
A666 S2370	A5280 S3556	Rodriguez Alcantara	Prohibits rent increase without no violations certificate	Amd Priv HousFinL 3	L&T		
A722 S2223	A6391 S2752	Perry Parker	Requires lenders negotiating mortgage modification to continue even if loan sold	Add BankL 6-n	RP Fin PI		
A941 S1602		Thiele LaValle	Require bank taking possession of STAR benefitted property to notify assessor	Amd RPTL 425	CCTax		
A1089 S2377	A1156A S3591A	Dinowitz Alcantara	Prohibits landlord from charging its legal fees to tenant without court order	Add RPL 234-a & other	L&T		
A1266 S1992	A10745 S8177	Weinstein Klein	To include reverse mortgages as "Home loan" for required prior notices	Amd RPAPL 1304	RP Fin		
A1387 S475	A163 S1278	Weinstein Peralta	No recording assignment of mtge. w/o mtge. ownership doc.	Add S 291k to RPL	T&T RP Fin	OAR: RPLS #1A 3/8/12 Memo #2 5/7/13	
A1746 S76	A837 S2746A	Pretlow Hoylman	Fines co-op for failure to credit tenant/stockholder with STAR exemption	Amd RPTL 425	Condo Co-op		
A1785 S2966	A6685B S7955	Perry (MS) Golden	Requires recorder of deed to send notice of transfer to record owner [fraud protection]	Amd RPL 291	T&T		
A1953 S1478	S6693	Moya Seward	Removes mortgage guaranty insurance coverage limit	Amd Ins L 6503	RP Fin		
A1930 S631	A10701 S7732	Joyner Boyle	Creates lease/landlord fraud awareness program re: fraudulent landlords	Add Pub Hous 20-a;	L&T		

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A2188 S2970	A1900 S2241	Pretlow Stewart- Cousins	Require landlord to furnish rider describing rights and duties of landlords and tenants	Add RPL 223-c	L&T		
A2517 S3196	A1890	Englebright LaValle	Authorizes local laws to permit late STAR applications	Amd RPTL 425	CCTax		
A2633 S2313	A4315 S3750	Sepulveda Alcantara	Tenant gets atty. fees for service of notice based of on false facts	Amd RPL 234-a	L&T		
A2681 S3228	A5635 S1593	Thiele LaValle	Seniors can file for STAR after purchase subsequent to tax status date	Amd RPTL 425	CCTax		
A3005 S3005		Budget	Part R provides for market rate interest on judgments/claims paid by State and other governmental entities				
A3008 S3008		Budget	Part Y enhances enforcement powers of DFS				
A3008 S3008		Budget	Part FF requires settlement conference for reverse mortgage FC		RP Fin		
A3009 S3009		Budget	Part JJ imposes RE transfer tax on minority interest in LLCs. Partnerships, etc.		T&T Co- Chairs for comment		
A3009 S3009		Budget	Part KK closes transfer tax loophole for mansion tax by combining land/construction contracts		RP Fin T&T		
A3031 S 3530		Englebright LaValle	Provide local option to extend time for exemptions for first time homeowners	Amd RPTL 457	CCTax		
A3322 S2654	A997 S6339	Miller Hamilton	Requires residential mortgage bill of rights be printed and posted on internet in 8 most spoken languages	Amd Bank 35	RP Fin		

NYS 2017-2018 Assembly

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A94	A1578	Cahill	Allows creation of new cooperative county full value assessment system	Add RPTL Art. 17	CCTax		

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A125	A1684	Cahill	Require assessment values to be updated not less than every 5 years	Add RPTL 306	CCTax		
A142	A1388	Cahill	Require assessor receipt for STAR application	Amd RPTL 425	CCTax		
A353	A3391A S3148A	Braunstein	Relax landlord restrictions on refinancing for co-ops built on long term ground leased land	Add RPL 220-a	Condo Co-op		Passed A 3/1/16
A354	A608 S4371	Weprin	New assessment classification for condos & co-ops	Amd RPTL / NYC Ad Cd / NYC Charter	Condo Co-op		See also A3444
A 547	A6350	Perry	Exempts from BR proceedings debtor interest in rent stabilized lease				
A801	A1484	Crouch	Repeal RPTL 735 which prohibits use of Small Claims proceeding testimony in future action	Repeal RPTL 735	CCTax		
A1053	A10745	Weinstein	To include reverse mortgages as "Home loan" for required prior notices	Amd RPAPL 1304	RP Fin		
A1084	A1789	Dinowitz	Requires 2/3 member vote to allow condo/conversion sponsor to be managing agent	Amd GenBusL 352-33/eee/eeee	Condo Co-op		
A1201	A2344	Englebright	Tax exemption for persons > 80	Add RPT L 465	CCTax		
A1204	A6699 S1129	Englebright	Prohibits non-disclosure provision in hydraulic fracturing leases	Add RPL 222-a			
A1212	A1713	Zebrowski	Permits condo/co-op BOD to take action vs. objectionable tenant	Amd RPL & RPAPL	Condo Co-op		
A1353	A2152	Englebright	Requires recording of PCDS with deed and sending info to DEC	Amd RPL 291/462	T&T		
A1371	A10373	Weinstein	Applies affirmative allegations re: high cost/subprime loans to all foreclosures	Amd RPAPL 1302			
A1498	A247 S5241	Weinstein	No standing defense not waived if omitted from answer	Add RPAPL 1302-a	RP Fin		
A1543	A1777	Zebrowski	Full sch. Tax exemption for certain persons > 75	Add RPT L 407-k	CCTax		

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A1563	A9655A S7295	Magnarelli	Allows municipality to compel mortgagee of abandoned property to either finish FC or discharge mortgage	Add RPAPL 1392	T&T		
A1608	A2490 S3751	Mosley	Free legal services in certain resid. FC actions	Add/Amd RPAPL and CountyL	RP Fin		
A1664	A3337	Hawley	Limits mortgagee flood insurance requirements	Add RPL 283	RP Fin		
A1917	A9670	Lifton	Requires names of all LLC members in Articles of Organization & State contracts	Amd LLC L 203	RP Fin		Connecting campaign contributions and State contracts
A2050	A574	Lentol	Protects tenants of unlawful lofts from eviction	Add MultDwell L 286-1	L&T		
A2052	A3979	Englebright	Allows property tax freeze for owners 65 and up	Amd RPTL 467	CCTax		
A2120	A2686	Pretlow	Voluntary real property tax lien transfers to assist homeowner in FC due to unpaid taxes	Amd RPTL	CCTax RP Fin		
A2135	A10246 S7844	Dinowitz	Relates to permitting reverse mortgages for persons 70 and over secured by cooperative unit	Add RPL	RP Fin		
A2220	A4196	Montesano	Makes mortgagee holding tax escrows liable for late payment due to incorrect registration	Amd RPTL 953	RP Fin		
A2241	A543	Rosenthal	Requires disclosure by auditor to prospective buyers, owners and board of evidence which would materially impact professional findings about fiscal health of condo or coop	Add RPL 339-gg, Renumber gg-ii	Condo Co-op		
A2249	A6442	Englebright	Subdivision review requires school district confirmation that parcel is in district	Add GenMunL 99-x	Environ		

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A2419	A5242	Paulin	Establishes criteria for blighted property/areas	Amd EDPL 103/204/206 & other laws	CCTax		
A2498	A5383	Lifton	All oil/gas/mineral leases to be recorded w/in 30 days	Amd RPL 291	Com Leas		
A2499	A5377	Lifton	Leases for oil/gas/minerals must be signed by all property owners	Amd GOL 5-333 & RPL 291-c	Com Leas		
A2511	A5391	Lifton	Restricts memo of lease recording for oil/gas/mineral leases	Amd RPL 291-c	T&T Environ		
A2521	A5381	Lifton	Notice requirements for assigning oil/gas/mineral leases	Amd GOL 5-333	T&T Environ		
A2593	A5502 S3741	Rosenthal	Limits rent increase after vacancy of a housing accommodation and relates to the maximum allowable rent				
A2614	A6631	Perry	Requires notification of balance due/satisfaction after sale	Amd RPAPL 1354	RP Fin		
A2654	A5390	Lifton	Requires certain statements re: value and title to be included in oil/gas/mineral leases	Amd GOL 5-333			
A2643	A3761	Ra	Provides RP tax exemptions for first time homebuyers	Add RPL 457-a	CCTax		
A2715	A4126A	DenDekker	Requires brokers & salespersons to include license number when signing closing documents	Add RPL 442-k	T&T		
A2732	A5552 S271	Sepulveda	Extends time for tenants to purchase co-op unit	Amd GBL 352-eeee	Condo Co-op		
A2803	A10116 S7792	Williams	Expands definition of tenant for notice in mortgage foreclosure action	Add RPAPL	Workout/ BR		
A3186	A477 S765	Ryan	Requires giving notice to mortgagors in default for 30 days or more	Amd RPAPL 1304-a			
A3435	A2536	Kim	Requires mortgage bill of rights pamphlet to be signed before application	Add Bank L 35	RP Fin		

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A3444	A422	Den Dekker	Re: classifying condos/co-ops for assessment purposes	Amd RPTL multiple sections	CCTax		See also A354
A3518	A573 S3585	Rosenthal	Requires landlords to provide rental history on DHCR form upon the signing of vacancy lease	Add NYC Ad Cd 26-517.2	L&T Low Inc Hous		
A3576	A588	Rosenthal	Provides bankruptcy exemption for rent regulated tenants	Amd D&C L 282	L&T		

NYS 2017-2018 Senate

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S14	A9698 S7542	Kaminsky	Relates to establishing the residential real estate tax credit	Amd Tax 606	T&T		
S91	A7864 S345	Hoylman	Includes, aunts, uncles etc. for determining rights of family members in public housing	Amd. Pub Hous L 14	L&T		
S105	S6757	Hoylman	Penalties for property owners for not filing rent registration statement	Amd ETPA & NYC Ad Cd	L&T		
S110	S3746	Hoylman	Protects non-purchasing seniors from eviction per a condo/co-op conversion	Amd Ch 555 1982 §10	Condo Co-op		See also S2309
S122	A9192 S6454	Hoylman	Penalties for property owners for not filing rent registration statement	Amd ETPA & NYC Ad Cd	L&T		
S237	A5416 S1074	Golden	Increases maximum income eligibility for seniors tax exemption	Amd RPTL 467	CCTax		Passed S 2/24/16
S334	A2536 S2228	Peralta	Requires mortgage lenders and brokers to provide consumer with mortgage bill of rights pamphlet which must be signed by the consumer prior to mortgage application	Add Bank 35	RP Fin PI		
S433	S2239	Peralta	Home Mortgage Bridge Loan Assistance Act	Add PHFL 1250-56	RP Fin		
S551	S3921	Young	Provides for obligations of parties in land contracts	Add RPL 246-a	T&T		

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S637	A1426 S99	Boyle	Provides for hearing officers for coop board/owner disputes	Add Coop Corps 78, Amd Exec 63	Condo Co-op		
S767	S6883	Stewart-Cousins	Prohibits terminating tenancy without cause for seniors/persons with disabilities;	Add RPL 228-a	L&T		
S997	S1375	Bonacic	Provides eviction stay for certain holdover tenants	Amd RPAPL 753	L&T		
S1072	S1425	Rivera	Provides for receiver in NYC foreclosures;	Amd RPAPL 1325	RP Fin		
S1217	S8213	Rivera	Allows tenants to decline amenities if rent will increase	Add RPL 226-a	L&T		
S1408	A4224 S893	Avella	Creates separate assessment class for condos/co-ops	Amd RPTL, RPL, NYC Ad Cd	Condo Co-op, CCTax		
S1581	A6699 S1129	Avella	Prohibits non-disclosure provision in hydraulic fracturing leases	Add RPL 222-a			
S2027	A5693 S198A	Squadron	Requires residential property managers to be licensed by NYDOS	Add RPL Art 12D S448	Condo Co-op L&T		
S2230	A6802 S1937	Parker	Free legal services in certain resid. FC actions	Add/Amd RPAPL & CountyL	RP Fin		
S2309	S3746	Alcantara	Protects non-purchasing seniors from eviction per a condo/co-op conversion	Amd Ch 555 1982 §10	Condo Co-op		See also S110
S2352	A3260 S2528	Parker	Re: title company duty to set out illegal restrictive covenants in back title and record modification	Add RPL 291-k	T&T	OAR RPLS #6 2/17/11 Memo #6 6/3/13	
S2365	S3609	Alcantara	Allows offset of heating repairs agst. rent after certain notice to landlord	Amd MultDwell L	L&T		
S2443	S4357	Hamilton	Grants tenants relocation costs from foreclosure sale up to \$1500	Amd RPAPL 1354	RP Fin		

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S2714	S7836	Comrie	Prohibits LL from requiring animals to be de-clawed	Add RPL 235-h	L&T		
S2830	S528	Parker	Disclose bedbug infestation for prior year to new tenant, incl. Co-ops and condos (N. A. to cities > 1M)	Add RPL 235-h	L&T Condo Co-op		
S2840	A6749 S2786	Parker	Records of eviction proceedings on foreclosed property to be sealed, with fines for non-compliance	Add RPAPL 757			
S2902	S6980	Ritchie	Certain lease modification agreements to be recorded	Amd RPL 291-cc	T&T		
S3074	A3966 S1563	Parker	Prohibits LL from charging app. fees > actual cost of credit check etc.	Add RPL 220-a	L&T		See also S3321
S3107	S1178	Serrano	Limits rent increase after vacancy	Amd NYC Ad Cd	L&T		
S3112	A6338 S1769	Parker	Return sec. dep. w/in 30 days or provide written explanation	Add Gen ObL 7-104	L&T PI		
S3138	S590	Squadron	Requires written receipt for rent not paid by check	Amd RPL 235-e	L&T		
S3183	S2800	Krueger et al	Revises eviction proceedings re: notice to prevent avoidable eviction	Amd RPAPL multiple sections	L&T		
S3187	S2803	Krueger	LL to pay penalty for failed eviction based upon primary residency	Amd NYC Ad Cd	L&T		
S3191	S2844	Krueger	Permits NYC tenants to offset hazardous conditions repair agst. rent	Add MultDwell L 302-d	L&T		
S3192	A3857 S2872	Krueger	Makes warrant execution, not issuance, act which annuls relationship	Amd RPAPL 749(3)	L&T		
S3216	S3768	Sanders	Requires single point of contact for mortgage modifications	Add Bank L 96-e	RP Fin		
S3311	S2815	Krueger	Relates to allowable expenses for tenant security deposit accounts	Amd GOL 7-103	L&T		
S3321	S2852	Krueger	Prohibits LL from charging app. fees > actual cost of credit check etc.	Add RPL 220-a			See also S3074

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S3322		Krueger	Allows withholding of rent if no heat; Add RPL 235-k; Old Bill S2871				
S3325		Avella	Relates to publication fees and on line data base for LLCs	Amd LLC L 206/209	RP Fin T&T		
S3339		Bailey	Requires landlord to check sex offender registry for new lease/sublease & notify tenants w/ children	Add MultDwell L 301-a	L&T		
S3560	S2283	Little	Authorizes eviction of tenant < 62 from rent regulated premises for owner's personal use	Amd NYC Ad Cd	L&T		
S3598	S2755	Parker	Allows stay of up to 3 mos. for warrant of eviction and installment payments	Add RPAPL 754	L&T		
S3640	S1779	Parker	Plaintiff in FC must maintain property in "good faith" (defined)	Amd RPAPL 1307	RP Fin		
S3646	A604 S593	Parker	Requires a landlord to have clean hands in action for rent or eviction in certain cases, e.g., rent controlled units	Amd NYC Ad Cd			
S3714	S2854	Krueger	Creates "tenant rights act" re tenant/landlord requirements	Add to RPL & others	L&T		

NYS 2015-2016 Assembly and Senate

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Part N of Budget Bill (beg. on pg. 112)		Governor	Changes service of process on & by Dept. of State	Amend RPL 339-s	Condo Co-op		Negotiated out of final budget bill
A87 S586		Dinowitz Squadron	Requires limited profit housing company to show maintenance of essential services before approval of rent increase	Amd. Priv HousFinL 12 & 31			
A99 S321		Thiele LaValle	Regarding underground utility districts	Amd TownL			Chap 389 of 2016

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A155 S326		Thiele LaValle	Financial institutions to notify assessor re: taking possession of STAR exemption property	Amd RPTL 425	RP Fin CCTax		Passed S 6/8/15
A163 S1278	A1082 S44	Weinstein Peralta	No recording assignment of mtge. w/o mtge. ownership doc.	Add S 291k to RPL	T&T RP Fin	OAR: RPLS #1A 3/8/12 Memo #2 5/7/13	
A167 S369		Thiele LaValle	Property tax exemption for certain agricultural lands	Amd RPTL 458c	CCTax		
A204 S1469		Rosenthal Golden	Establishes the residential open green space tax abatement for certain properties in NYC	Add RPT L 499- aaaaa-ggggg			
A231 S3041	A692 S511	Rosenthal Espaillat	Establish tax credit for personal prop replacement as a result of bedbug infestation	Amd Tax 606	T&T, RE Tax		
A262 S2815	A858	Weinstein Krueger	Relates to tenant security deposit accounts and administrative expenses to which a person may be entitled	Amd GenOb L 7-103	L&T		
A275 S504		Thiele Lavelle	Provides for certification and training of persons employed in the manufacture, sale, installation and repair of modular homes				
A313 S1252	A360 S54	Dinowitz Peralta	Relates to voting rights in cooperative apartments	Amd GenBusL 352-ee/eee/eeee	Condo Co-op		
A331 S3841		Rosenthal Espaillat	Establishes causes of action for harassment of rent regulated tenants under penal code	Amd Penal and St Fin Laws			
A335 S1779	A7027 S4055	Ryan Parker	Require plaintiff in mortgage foreclosure action to maintain property in good faith	Amd RPAPL 1307	Finance		
A397 S520		Thiele Lavallo	Relates to manufactured homes certificate of title and the conveyance and encumbrance of the same				

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A407 S471		Dinowitz Diaz	Relates to notice and filing of application for a real estate tax exemption for senior citizens	Amd RPTL 467			
A563 S529		Rosenthal Parker	Provides for continuation of senior citizen rent increase exemption	Amd NYC Ad Cd.			
A643 S538		Rosenthal Gallivan	Establishes regional technology development centers	Add EcDevL 361			
A837 S2746		Pretlow Hoylman	Fines co-op for failure to credit tenant with STAR exemption	Amd RPTL 425	Condo Co-op		
A1067 S2779	A6583 S3155	Rosenthal Krueger	Tenant assoc. to have first option to purchase housing unit	Add PHFL 2A S 38	RP Fin Low Inc Hous		
A1120 S5644	A2556	Lavine Hannon	45 days to act on condo & co-op purchase offer	Add RPL 360-364	Condo Co-op	OAR: RPLS #2 3/11/11 Memo #3 6/3/13	See also A6395 Passed S 6/14/16
A1152 S3135		Dinowitz Martins	Increases monetary requirement to \$250K for plain language in consumer contracts	Amd GOL 5-701			Passed A 3/9/15 Passed A 1/21/16
A1170 S4636	A2779 S1478	Lavine Kreuger	Presumption of dismissal of residential mortgage foreclosure actions for repeated plaintiff non-appearance or failure to meet readiness deadlines	Amd Jud 212, CPLR 3408	RP Fin	A2779 S1478	
A1226 S233	A9276 S317	Titus Diaz	Prohibit mortgagee from refusing to accept partial mortgage payments	Add RPL 254-e	RP Fin		
A1760 S5015		Magee Seaward	Limits liability of land owners to certain trespassers	Add Art 11/Sect. 350 to RPL			
A1763A S1721	A2817	Wright Parker	Requires Landlords to give access to engineer or architect hired to inspect major capital improvements	Add NYC Ad Cd	L&T		
A1787B S1945B	A8233B	Wright(MS) Bonacic	Requires licensing of all persons involved in operation, repair and inspection of elevators	Add Labor Law			

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A1816 S2846		Weprin Lanza	Co-op property to be class one property for assessment	Amd RPTL 1802	CCTax, Condo Co-op		
A1849 S1168	A3479 S1624	Gunther Parker	Residential buildings eligible for green tax credit	Add TaxL 19	Green		
A1855 S2832	A34 S3152	Farrell Krueger	Creates the office of the cooperative and condominium ombudsman, authorizes the residential unit fee	Exec, Tax, State Finance	Condo Co-op	OAR: RPLS #13 5/5/11 Memo #11 6/3/13	
A1856 S864		Farrell Martins	Limits mtgee. share of appreciation on reverse mtge.	Add RPL 280	RP Fin PI		
A1865A S4474		Rosenthal Stewart- Cousins	Makes conforming technical changes to the NYC Administrative Code and the emergency tenant protection act relating to vacancy de-control; repealer	Amd Multiple Laws & NYC Ad Cd	Low Inc Hous		
A1880 S3588A	S7674	Mayer Espaillat	Caps rent increase for major capital improvements at 6%	Add ETPA	L&T		
A2008 S549		Mayer Latimer	Imposes an occupancy tax in the City of Yonkers	Add TaxL 1202- x			Chap 62 of 2015
A2148 S3593		Dinowitz Espaillat	Establishes procedure when condo or co-op conversion suspends sales in building	Amd GenBusL 352-eeee	Condo Co-op		
A2422 S567		Englebright Latimer	Authorizes cities, towns and villages to establish mixed-use age integrated communities, offer incentives to developers, and a tax exemption for such property	Amd. Gen/City/Town/ Village laws			
A2635 S534		Thiele Gallivan	Provides property tax exemption for properties owned by persons called to active duty and reservists	Add RPTL 458c	CCTax		
A3186 S2274		Fitzpatrick Young	Establishes home equity protection insurance program	Amd Pub AuthL2404/add 2405f	RP Fin		

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A3491 S3089	A2731 S26	Wright Espaillat	Permits court to order rent abatement in actions to recover rent where court finds constructive eviction	Add RPAPL 757	L&T: Com Leas	OAR: RPLS #3 3/11/11 Memo #4 5/17/13	
A4040A S2814A	A3722	Robinson Montgomery	Requires notice to adjoining owners of construction, excavation or demolition	Amd NYC Ad Cd.	Const		Passed A 6/15/16
A4314 S7856		Brennan Avella	Exempts low income housing from local real property tax in NYC	Add RPTL	CC Tax		
A4555 S2755		Clark Parker	Authorizes stay and partial payments in proceeding to recover possession	Add RPAPL 754	L&T		Also same as A9986
A4557 S2358		Clark Seward	Limits mortgage servicers re: force placed insurance	Add BankL 595-d	RP Fin		
A4842 S6256		Kearns Ortt	Requires notice to municipality from plaintiff in FC action with contact for property maintenance	Amd RPAPL 1307	RP Fin		
A4949 S885	A7155 S675	O'Donnell Avella	Allows action for violation of SEQR even if injury does not affect general public	Amd En ConL 8-0119			
A5347 S2245		Cusick Carlucci	Include school taxes in veterans tax exemption	Amd RPTL 458	CCTax		Passed S 5/24/16
A5457 S2061		Rosenthal Espaillat	Counties & cities to provide legal representation in evictions and foreclosures	CountyL			
A5484 S618	A682 S1000	Galef Little	Allow municipalities to value new coop & condo units as they would r.p.	Amd RPTL 581, RPL 339-y	Condo Co-op		
A5566 S1783	A2181 S513	Kavanagh Espaillat	Alternative hardship applications for rent stabilized properties	Amd NYC Ad Cd, ETPA	L&T		
A5567 S951	A7343 S1040	Kavanagh Serrano	Limits rent increases after vacancy	Amd NYC Ad Cd, RTPA, EHRC	L&T		Passed A 6/9/16
A5585 S4164	A2187 S494	Kavanagh Stavisky	Allow rent reduction based on reduction in services to be retroactive	Amd NYC Ad Cd 26-514	L&T		

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REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2017 February 17

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A5592 S3497		Kavanagh Stavisky	Prohibits the discontinuance of utility service to multiple dwellings for non-payment of rent	Amd Pub Serv Law			
A5594 S3036		Sepulveda Espaillat	Prohibits landlords from collecting admin expenses and gives tenant all interest on security deposit	Amd GOL 7-103	L&T		
A5733 S2871	A251 S3168	Kavanagh Krueger	Grants tenant right to withhold rent for failure of landlord to provide heat	Add RPL 235-h	L&T		
A5802 S1087		Kavanagh Parker	Grants private citizens broad authorization to commence civil judicial actions under certain titles of the environmental conservation law	Add to EnConL			
A5860 S1285		Ortiz Montgomery	Landlord to provide receipt for paid rent, with rent reduction if not done	Amd RPL 235-e	L&T		
A6011 S605	A6392 S2939	Galef Hannon	Grant r.p. tax exemption, at local option, to nonprofits that purchase r.p. after taxable status date	Amd RPTL 420-a, 420-b	Nonprofit		Passed S 6/9/15 Passed S 5/4/16
A6041 S3239A		Brook-Krasny Golden	Penal Law – relates to failure to obtain a certificate of occupancy or alteration permit for a multiple dwelling.	Add to Penal Law	L&T		Passed S 6/15/16
A6054 S4423		Kavanagh Krueger	Relates to major capital improvement rent increases and extending the time over which major capital improvement expenses may be recovered.	Amd. NYC Code & Rent Control Law	Low Inc Hous		Passed A 6/17/16
A6549 S265	A162 S315	Crespo Diaz	Requires lenders, assignees and mortgage loan servicers to submit affidavit prior to commencing foreclosure	Add RPAPL 1304-a	RP Fin PI		
A6618 S3990		Walker Parker	Relates to willful neglect of real property prevention	Add NYC Chart 1896			
A6752 S555		Bichotte Parker	Recovery of economic development awards when recipient leaves state	Amd EcDevL 100			
A6854A S255		Crespo Diaz	Gift for preserving religions landmarks	Add Tax	Environ		

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A6878 S7679		Galef Marcellino	Relates to barring HOA from restricting solar power systems	Add RPL 339-11 [Art 9-C 342]	Condo Co-op Environ		
A6932 S4781		Weinstein Klein	Mortgagee to maintain property with delinquent mortgage	Amd/add RPAPL 1307-08	RP Fin		Passed A 5/24/16 Comment – AG's Bill
A7078A S296B	A7193A S3669A	Thiele Martins	Relates to sales tax on title searches	Add Tax	T&T		
A7239 S1679		Brabenee Bonacic	To better define organizational purposes and property uses to qualify for non-profit tax exemption	Amd RPTL 420- a	CCTax		
A7408 S2035		Blake Hassell- Thompson	Requires LL to check sex offender list/notify tenants	Add MultDwell L 301-a	L&T		
A7487 S3472		Cusick Lanza	Requires C of O for certain 1-2 family homes on unmapped streets in NYC	Amd Gen CityL 36			Chap 532 of 2015. See also A 9161/S6388 (Ch. 177 of 2016)
A7571 S4909	A8783	Thiele Croci	Provides for lien for unpaid water authority bills in Suffolk County (statewide precedent)	Add Pub Auth L 1078-f	T&T		Passed A 6/16/16 Passed S 6/15/16 Comments from Onondaga County Bar provided to legislative sponsor Passed A 6/9/14
A7931A S1379A		Weprin Avella	Relates to designating Queens as a cease and desist zone and extending non-solicitation orders to 5 year periods	Add RPL	Environ		
A7970A S5143A		Brindisi Avella	Relates to brownfield opportunity area program	Add GenMunL	Environ		Passed S 5/5/16
A8095A S5673-A		Benedetto Klein	Tax rebates in NYC for owner-occupied residential property	Add RPTL	CC Tax		
A8112 S2919	S2867	Robinson Funke	Disclosures re refinancing of existing mortgage	Amd Bank 595-a	RP Fin PI		

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A8318 S4498		Weinstein Funke	Provides for summary action to foreclose upon vacant and abandoned residential real property	Add RPAPL 1308			
A8340A S1040A		O'Donnell Avella	Creates small business program for fair negotiation in the commercial lease renewal process	Add NYC Ad. Cd	Com Leas		
A8492 S1042	A6711 S1292	Ortiz Montgomery	Requires NYC leases to contain rider re: housing court rights and duties;	Add RPL 235-h	L&T		
A9128A S6250A		Jaffe Ortt	Exemption for installation of residential and commercial geothermal heat pump systems and equipment	Add Tax	Green		Passed S 6/9/16
A9161 S6388		Cusick Lanza	Requires C of O for certain 1-2 family homes on unmapped streets in NYC	Amd Gen City L (Chap 532 of 2015)			Chap 177 of 2016
A9474 S7248		Weinstein Bonacic	Requires applicants for broker/salesperson license to take agency course	Amd RPL 441			Chap 320 of 2016
A9746 S7183		Richardson Savino	Defines "consummation of mortgage loan"	Amd Bank L S. 2			Passed A 6/6/16 Passed S 5/18/16
A9796 S6758A		Benedetto Sanders	Site selection of community facilities in cities with one million or more population	Add GenMunL	Environ		
A9986 S2755	A2864	Richardson Parker	Authorizes stay in proceeding to recover property in a non-payment proceeding	Add RPAPL	L&T		
A10072 S7434		Weinstein Klein	Requires NYS DFS to establish electronic data base for FC property	Add Bank L 37-b; Amd RPAPL 1307	RP Fin		
A10276 S37	A529	Defrancisco Braunstein	Portion of construction contract sum in be held in interest-bearing escrow account	Add Gen Bus L	Const		

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A10286 S7575		Russell Lavalle	Relates to interest on indebtedness incurred by tax payer to pay for higher education	Add Tax	PI		
A10496B S7965B		Nojay O'Mara	Provide for an exemption for capital improvements to multiples dwelling buildings within certain cities	RPTL	CC Tax		Chap 279 of 2016
A10519 S6966A		Palmesano Nozzolio	Relates to leasing and licensing of property by the office of Parks, Recreation and Historical Preservation for Sampson State Park.	Add Parks, Recreation & HP Law	PI		Chap 159 of 2016
A10651 S8095		Braunstein Avella	Relates to the eligibility of J-51 tax abatements to reflect cost of living adjustments	Add RPTL	CC Tax		Chap 388 of 2016
A10741 S8159 (Part Q)		Farrell Flanagan	Regarding foreclosures and creating data base for "zombie properties"	Amd multiple sections of RPAPL and CPLR			Part of 2016 Budget Bill enacted as Chap 73 of 2016

NYS 2015-2016 Assembly

2015-16#	2013-14#	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status
A35	A495B	Paulin	Requires multiple dwelling owner to have smoking policy	Amd PubHealthL 1399-y	L&T		
A189		Gantt	Regarding exchange of easements on local roads & state highways	Add TranspL 14-n			
A311	A305	Dinowitz	Governs election of board by residents of cooperatives and condominiums	GBL	Condo Co-op		
A344		Rosenthal	Relates to limited profit housing companies				
A378		Rosenthal	Enact regulation to phase out certain dry cleaning facilities from residential buildings – add to Article 19, Title 13, Environmental Conservation				

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A395		Rosenthal	Requires person engaged in commercial mold remediation to be certified by commissioner of environmental conservation				
A419		Rosenthal	Prohibits fuel pass-along rental adjustment to tenants of New York City rent controlled housing accommodations				
A696	A701	Rosenthal	Requires owners to provide lessee with notice of lead paint	Amd NYC Ad Cd 27-2056.4	L&T Environ		
A1237		Brennan	Rel. corp may sell & mortgage w/o court OK if <\$200K	Amd Rel CorpL 12	NFP		
A2152	A1583	Englebright	Require PCDA to be recorded on conveyance; county clerk to provide copes to DEC; DEC to operate electronic database	Amd RPL 291, 462, ECL 3-301	T&T Environ		
A2493		Mosley	Requires consumer mortgage bill of rights pamphlet	Add BankL 35	RP Fin PI		See also A2536/S2228
A2603		Weprin	Directs State Insurance Fund to offer title ins.	Amd Work CompL 76	TI TF		
A2659		Katz	Prohibits housing discrimination agst. domestic violence victims	Add RPL 237b	L&T		
A2701		Fitzpatrick	NYS Property Taxpayer Protection Act	Multiple laws	CCTax		
A2744		Titone	Requires window guards on multiple dwelling fire escape windows	Add MDL S53	L&T		
A2748		Titone	Re: use of POA in banking transactions	Add to S. 9 BankL	RP Fin		
A2770	A1763	Englebright	Requires buyers and lessees to be given notice of public access to sex offender info	Add RPL 220-a, 242-a	T&T		See also S2079
A2883		Lentol	Disclosure for property contaminated by methamphetamines	Amd/add S 231, 240, 242, 462 of RPL	T&T		
A2895		Weprin	Creates NY Title Guaranty Authority	Pub AuthL	T&T		

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A2931	A736 S812	Weprin	Authorizes Supt of Ins to conduct study of title insurance premium rates		TI TF	SIA: RPLS #7 3/11/11 Memo #7 6/5/13	
A2968	A3536	Titone	Relates to sales of r.p. by not-for-profit corps	Amd NPCL 509	NFP		
A2999		Englebright	Green loan program for solar/wind	Add 596-c GenMunL	Green		
A3135	A2579	Robinson	Require all residential leases to disclose tenants' rights	Add RPL, MDL, MRL, RPAPL, GOL	L&T		See A2790/S1168 of 2013
A3239		Fitzpatrick	Deregulation of rent stabilized housing	Emerg.Housing Rent Control	L&T		
A3303	A3206	Fitzpatrick	Provides for eminent domain reform and Home and Property Protection Act	Amd EDPL, NPCL, GML, Pub Auth L	CCTax		
A3325	A5275 S2958	Wright	Establish one year moratorium on foreclosure	Add RPAPL 1392	RP Fin PI		
A3346		Robinson	Protects senior citizens with 10 years residence in same dwelling	Add RPL 237-b	L&T		
A3429		Corwin	Requires mfd. home park residents to be given notice of bill of rights	Add RPL 233			
A3441	A2768	Wright	Extends the requirements for property condition disclosure statements to sales of condominiums and cooperative apartments	RPL	T&T Condo Co-op		
A3513		Wright	Establishes resid. condo bill of rights	Add GenBusL 352-eeee	Condo Co-op		
A3629		Lalor	Makes automatic yearly renewal of STAR exemption	Amd RPTL 425	CCTax		See also A5274
A3736		Glick	Protect seniors against unwarranted eviction	Amd/add to RPAPL	L&T		
A3809A	A5473	Wright (MS)	Prohibits owner from adjusting preferential rent upon lease renewal	Add ETPA	L&T		

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A3894	A2801	Wright	Require mortgagees to provide notice when mortgagor no longer required to maintain personal mortgage insurance	Add BankL 6-n	RP Fin		
A3929		Wright	Prohibits LL from including add'l services in base rent	Add RPL 220-a	L&T		
A3982		Wright	Establishes home ownership assistance program	Add Pub Hous.L Art IX S 170-76	Low Inc Hous		
A4121A		Wright	Limits the amount of rent increase after vacancy of a housing accommodation				
A4152	A824A S4277	Kearns	Requires plaintiff in mortgage foreclosure to maintain property in “good faith”	Amd RPAPL 1307	RP Fin		
A4235		O'Donnell	Re: non profit tax exempt entity leasing property for commercial use	Amd RPTL 420	NFP		
A4567		Clark	Allows right of redemption in residential foreclosure	Add RPAPL 1352-a	RP Fin PI		
A5274		Brindisi	Seniors 65+ eligible for prop tax exemption need not reapply annually	Amd RPTL 467	CCTax		
A5391		Lifton	Oil/gas/mineral leases may not be recorded by memo of lease	Amd RPL 291-c	Com Leas		
A5425		Engelbright	Provides for accountability and disclosure of county, town or village acquisition of land for Open Space, environmental and/or historic preservation purposes	Add EnConL 49-0212			
A5600		Kavanagh	Requires LLC member information to be provided on real property transfer form	Amd RPL 333	T&T		
A5633A	A9189	Magnarelli	Treatment of unpaid fines for building code violations as unpaid real estate taxes	Add RPTL	CC Tax		
A5681		Hooper	Creates land banks to acquire vacant and abandoned properties	Add CountyL 55 & Amd. UDC Act	NO referral		

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A5723	A1549	Hooper	Permits landlord to inspect dwellings and exterminate bedbugs	Add RPL 235-h, MDL 85	L&T		
A5877	A4475	Finch	Enacts wetlands homeowner's relief act	Add EnConL 24-303	Environ		
A5878		Kavanagh	Purchasers & sellers of residential property & co-ops to be provided with voter registration forms at closing	Add RPL 238-a & 262	T&T Condo Co-op		
A5894	A189	Kavanagh	Provides for licensing of agents of title insurance corporations	New Ins L art 21-A	T&T	OAR: RPLS #9 4/6/11	(NYSLTA bill)
A5928		Kavanagh	Prohibits use, with exceptions, of an electric entry card or device as a mechanism for residents or resident's guests to enter or exit a residential building.	Add GenCityL 18-e	Cities		
A6081		Galef	Authorizes the installation of solar energy systems on individual condominium units.	Add RPL 339-11	Condo Co-op Environ		
A6106		Borelli	Terminate state mortgage recording tax	Amd TaxL 253	RP Fin		
A6395		Perry	Requires condo-co-op purchase applications to be decided w/in 45 days or deemed approved	Add RPL 360-364	Condo Co-op		See also A 1120
A6870		Rosenthal	Requires the board of directors of residential cooperative corporations to provide members with changes in the by-laws in writing; referred to Housing.	Coop Corp Law, Sec. 16; add 878; Non--- Section 602	Condo Co-op		
A6928		Thiele	Establishes a credit against income tax for certain donations of real property donated for land conservation purposes - referred to ways and means.	Amd. TaxL & EnConL	CCTax Environ		
A7195		Oaks	Regarding assessment for residential rental property making RPTL 581-a optional method	Amd RPTL 5981-a	CCTax		
A8417		Ortiz	Provide real property tax exemption for Coast Guard auxiliary	Add RPTL 451	CCTax		

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A8478		Wozniak	Requires notices in certain foreclosure actions to municipalities and mortgagors	Amend RPAPL 1307	RP Fin		
A8486		Ortiz	Provide real property tax exemption for reservists	Add RPTL 458-c	CCTax		
A8559A		Kearns	Notice to homeowner in foreclosure that he can remain in property until day of FC sale	Amd RPAPL 1303	RP Fin Workout/ BR		
A8704B		Rosenthal	Relates to advertising dwelling units in class A multiple dwellings for short term rentals	Add MultDwell L	L&T		
A9588A		McDonald	Relates to placing a lien for unpaid property taxes against proceeds of fire insurance policy	Add GenMunL	No referral		
A9621		O'Donnell	Relates to notifications for rent stabilized tenants	Multiple statutes	L&T		
A9716		Lentol	Relates to tax exemptions for new multiple dwellings	Add RPTL	CCTax		
A9890		Harris	Relates to tax credits for homeowners and businesses who invest in green infrastructure	Add Tax	Green		
A9981	A2863	Richardson	Right of redemption in foreclosure action on residences	Add RPAPL	Workout/ BR		
A10213		Hooper	Authorizes municipalities to impose tax lien on foreclosed properties with unpaid building code and zoning violations	Add Gen Mun L	CC Tax		
A10328 A6169		Castorina	City of NY may reduce real property taxes by 18.50%	add NYC	CC Tax		A6169 of 2015 is not active in the current session.
A10336		Wright	Establishes tax abatement for rent regulated property occupied by persons with student debt	Add RPTL	CC Tax		
A10423		Weinstein	To improve HEPTA (2006) regarding distressed home sales	Amd RPL 265-b	RP Fin		

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A10424		Mosley	Presumption of good faith for BFP N/A if buyer had constructive notice of fraudulent transfer	Amd RPL 266	T&T		
A10425		Walker	Requires notaries to retain/file records of docs in RP transactions (exempts attorneys)	Amd Exec L 135-c	T&T		
A10446		Cusick	Relates to payment and retainage in construction contracts	Add to Gen Bus L	Const		
A10512		Farrell	Relates to the taxation of the transfer of real property	Add NYC Ad Cd	CC Tax		
A10538		Cjonaj	Relates to renewal of lease upon tenant's failure to renew his or her lease	Add NYC Ad Cd	L&T		

NYS 2015-2016 Senate

2015-16#	2013-14#	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status
S25		DeFrancisco	Allows mortgagor to receive assmt. instead of discharge when refinancing	Amd RPL 275	RP Fin		Passed Senate 6/9/15 (died in Assembly)
S589		Squadron	Relates to an action for willful neglect of residential real property and treble damages	Add RPAPL 854			
S592		Latimer	Requires public notice prior to demolition of historic buildings				
S617	A6268 S1001	Little	Require market-based assessment of coops and condos converted or constructed on or after January 1,2012	Amd RPTL 581, RPL 339-y	Condo Co-op		
S677		Avella	Homeowners Mortgage Refinance Relief Act	Add RPL 253-y	RP Fin PI		
S1934		Parker	Prior notice for increase in escrow payment	Add GenObL 5-603	RP Fin		
S2017		Carlucci	Amends STAR exemption	Amd RPTL 425			

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S2079	S1527	Flanagan	Requires buyers and lessees to be given notice of public access to sex offender info	Add RPL 220-a, 242-a	T&T		See also A 2770
S2888		Larkin	Allows enhanced STAR for property with at least one eligible owner	Amd RPTL 425	CCTax		
S3762		Sanders	Prohibits robo signed docs in foreclosures	Add RPAPL 1392	RP Fin		
S3767		Sanders	Prohibits mortgagors [!!] from recovering att'y fees & expenses in foreclosure action	Amd RPL 282	RP Fin PI		
S4011		Sampson	Relates to the failure of auction and requirements for sale of REO property	Add RPAPL 1355-a			
S4012		Sampson	Establishes the rural homeowners assistance program to assist first time, low and moderate income, or minority homeowners to avoid foreclosure	Add Priv HousFinL Art. 16-B			
S4056		Sampson	Authorizes the installation of water usage sub-meters by owners of multiple dwelling	Add EnConL 15-401 thru 15-405			
S4274		Krueger	Eliminates certain publication requirements for limited liability companies and limited liability partnerships; repealer.		RP Fin		
S4607		Farley	Reinstates mortgage foreclosure for commercial property by power of sale	Add RPAPL 1401-21	RP Fin		
S4998A		Golden	Partial RP tax abatement for condo/co-op owners owning fewer than four units during 2015-19	Amd RPTL 467(a)	CCTax Condo Co-op		
S5056C		Young	Tax abatement for rent regulated properties where rent exceeds ½ household income	Add RPTL	CCTax		Passed S 4/11/16
S5203		Lavalle	Judgment of sale in a foreclosure shall direct that payment by purchaser be by bank or certified check	Amd RPAPL 1351 (1)			

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S5228		Lavalle	Disclosure of names of multiple purchasers in foreclosure	Amd RPAPL 1351 (1)			
S5412A	S4035A	Comrie	Requires NYC to mitigate damage caused by environmental issues	NYC	Environ		
S7615		Martins	Relates to obligation to subcontractors in construction contracts	Add Gen Bus L	Const		
S8001		Gallivan	Authorizes sale or mortgage of certain real property of religious corporation without leave of supreme court	Add Rel Corp Law	NFP		
S8064		Golden	Related to additional tax imposed on certain conveyances of real property	Add Tax Law	CC Tax		Passed S 6/16/16

List of Section Committees and Other Groups under “Referred to” - with Abbreviations

Commercial Leasing	Com Leas
Condemnation, Certiorari and Real Estate Taxation	CCTax
Condominiums and Cooperatives	Condo Co-op
Green Real Estate	Green
Land Use and Environmental Law	Environ
Landlord and Tenant Proceedings	L&T
Low Income and Affordable Housing	Low Inc Hous
Not-for-Profit Entities and Concerns	NFP
Public Interest	PI
Real Estate Construction	Const
Real Estate Workouts and Bankruptcy	Workout/BR
Real Property Financing	RP Fin
Title and Transfer	T&T
Task Force on NYSID TI Regs.	TI TF

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