

REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2018 October 19

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		Passed A 1/9/18
A338 S5229		Braunstein Stavisky	Relates to increase in assessed values of cooperative apartments	NYC Ad Cd	CCTax		
A353 S5219	A3391A S3148A	Braunstein Stavisky	Relax landlord restrictions on refinancing for co-ops built on long term ground leased land	Add RPL 220-a	Condo Co-op RP Fin		Passed A 4/8/18
A354A S5320		Braunstein Stavisky	Establishes new real property tax classification for condominiums and cooperatives for assessment purposes	Add RPTL	CCTax		
A372 S982	A10757	Richardson Savino	Clarifies use of electronic signature for mortgage loans	Amd Bank L 2	RP Fin		Chap 20 of 2017
A416 S3131	S2917	Magnarelli DeFrancisco	Allows City of Syracuse to add unpaid code violation fines to tax bill	Add RPTL 901			Chap 123 of 2018
A581A S510		Sepulveda Diaz	Creates residential condo owner bill of rights	Add RPL 339-11	Condo Co-op		See also A5816
A666 S2370	A5280 S3556	Rodriguez Alcantara	Prohibits rent increase without no violations certificate	Amd Priv HousFinL	L&T Low Inc Hous		
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		
A1186 S1576	A3272	Simanowitz Avella	Prescribes method of payment for delinquent taxes, water/sewer etc. in NYC	Amd NYC Ad Cd 11-322	T&T		Not active in 17-18 session
A1371 S5928	A10373	Weinstein Avella	Applies affirmative allegations re: high cost/subprime loans to all foreclosures	Amd RPAPL 1302			

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A1382 S2599	A1728	Zebrowski Lanza	Relates to property tax exemption for 1005 disabled veterans	Amd. RPT L 458-a;	CCTax		
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	
A1423 S6172		Weinstein Hamilton	Authorizes mortgage/lienor of abandoned multiple dwelling to request receiver	Amd RPAPL 1972	RP Fin		
A1475 S1773		Zebrowski Carlucci	Allows Rockland County municipalities to add unpaid code violation fines to tax bill	Add RPTL 903	CCTax		
A1498 S6093	A247 S5241	Weinstein Savino	No standing defense not waived if omitted from answer	Add RPAPL 1302-a	RP Fin		
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		
A1930 S631	A10701 S7732	Joyner Boyle	Creates lease/landlord fraud awareness program re: fraudulent landlords	Amd Exec L 94-a	L&T Low Inc Hous		Passed A 2/6/18 & 5/1/18
A1953 S1478	S6693	Moya Seward	Removes mortgage guaranty insurance coverage limit	Amd Ins L 6503	RP Fin		Passed A 6/13/17 Passed S 5/16/17 Chap 373 of 2017
A1980 S4312	S4423	Kavanagh Krueger	In relation to MCI rent increases	Add NYC Ad Cd	L&T		Not active in 17-18 session
A2135 S4712	A10246 S7844	Dinowitz Klein	Permits reverse mortgage for persons 70 and over secured by co-op unit	Amd RPL 280-c	RP Fin Condo Co-op		See also A10755/S8888
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		

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A2237 S6805	A3204	Peoples- Stokes Alcantara	Provides tax abatement for removal of lead paint	Amd RPTL 467-k	CCTax		
A2490 S175	A7756 S5845	McDonald Marchione	Reduces tax lien redemption period to 1 year for abandoned/vacant property	Amd RPTL 1120	CCTax		Passed A 6/20/18
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		
A2784B S3691B	A9588A	McDonald Marchione	Relates to placing a lien for unpaid property taxes against proceeds of fire insurance policy on any real property in a municipality	Add GenMunL	T&T		Passed A 6/20/17 Passed S 6/21/17 Chap 342 of 2017
A2803 S5655	A10116 S7792	Williams Klein	Expands definition of "tenant" for mortgage FC notice	Amd RAPL 1305	RP Fin Workout BR		Passed A 4/25/18
A2874 S1191A		Galef Little	Relates to taxations of cooperatives	Amd RPTL 581 & RPL 339-y	CCTax Condo Co-op		Passed A 6/18/18
A3031 S3530		Englebright LaValle	Provide local option to extend time for exemptions for first time homeowners	Amd RPTL 457	CCTax		Chap 128 of 2017
A3037A S6648		Skoufis Larkin	Clarifies what records a HOA member may request from the HOA for review	Amd NPC L 621	Condo Co-op		Chap 343 of 2017
A3145 S3818	A6268 S4435	Thiele Lavallo	Proscribes rules for leasehold retirement community	Add RPL 238-a	T&T		
A3246B S3897B		Brindisi Carlucci	Relates to home improvement contract provisions	Amd GenBusL 770, add 771-b	Const		Passed A 6/4/18
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		

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A3435 S7039	A2536 S2228	Kim Kennedy	Requires mortgage lenders/brokers to provide consumer pamphlet prior to application	Add Bank L 35	RP Fin		See also A5372/S334
A3691 S7735		Galef Parker	Prohibits HOA from restricting installation/use of solar power	Add RPL Art 9-c Sec. 342	Condo Co-op		
A3765 S2935	A1237	Dinowitz Gallivan	Authorizes sale or mortgage of certain real property of religious corporation without leave of Supreme Court	Amd Rel CorpL 12	NFP T&T		
A3827 S5240	A613 S3560	Rosenthal Gianaris	Prohibits landlords from refusing to deal with persons involved in prior summary proceeding	Amd ExecL 26	L&T		
A3838 S2374	A5594 S3036	Sepulveda Alcantara	Prohibits collection of an administrative expense by landlord and provides for the tenant to collect all interest paid on a security deposit	Amd GOL 7-103	L&T		
A3927 S8133		Zebrowski Little	Prohibits tax exemptions for properties violating zoning laws	Amd RPTL 420- a	CCTax T&T		
A4127 S7751	S2610	Magee Marchone	Authorizes county clerks to establish electronic map filing	Amd RPL 334	T&T		Passed A 5/16/18 Passed S 3/28/18
A4335 S3192	A3857 S2872	Gottfried Krueger	Makes warrant execution, not issuance, act which annuls relationship	Amd RPAPL 749(3)	L&T		
A4507A S118A		Gottfried Hoylman	Requires written notice of the cancellation of a tax levy to be provided by registered or certified mail	Amd Tax L 3016	CCTax		Passed A & S 6/18/18
A5006 S5836	A1067 S2779	Rosenthal Krueger	Relates to tenant association first option to purchase	Add Priv HousFinL	L&T RP Fin		
A5039 S3715	A7324	O'Donnell Krueger	Reduces maximum rent increase in one year	Add NYC Ad Cd	L&T		
A5064 S4378	A8121 S5840	O'Donnell Krueger	Relates to housing accommodations for senior citizens	Amd ETPA & NYC Ad Cd	L&T		
A5085 S2351	A3260	Titus Parker	Provides for recordation of restrictive covenant modification documents where conveyance documents include language which violates civil rights law	Add RPL 291-k	T&T		

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A5329 S5239	A4259 S2925	Cusick DeFrancisco	Makes some insurance provisions in construction contracts void	Amd GOL 5-322.1	Const		
A5330 S3240	A4267	Cusick DeFrancisco	Makes certain indemnification agreements in construction contracts void as against public policy	Amd GOL 5-322.1	Const		
A5372 S334	A2536 S2228	Mosley Peralta	Requires mortgage lenders and brokers to provide consumers with mortgage bill of rights	Add Bank L 35	RP Fin		See also A3435/S7039
A5376 S4954	A1226 S233	Titus Diaz	Prohibit mortgagee from refusing to accept partial mortgage payments	Add RPL 254-e	RP Fin		
A5472 S637	A1426	Garbarino Boyle	Appeal of dispute between shareholders and boards to AG appointed hearing officer	Add Coop Corp L 78	Condo Co-op		
A5500 S8128		Weprin Kavanagh	Repeals tax exemptions to major league sports teams	Repeal RPTL 429	CCTax		
A5685A S4846A		Hunter Valesky	Allows tenant to deduct water bill payments from rent	Amd RPL 235-a	L&T		Passed A 3/20/18
A5700 S3643		Cymbrowitz Parker	Requires Landlord to grant access to engineer to inspect MCI's	NYC Ad Cd	L&T		
A5738 S4847		Hunter Valesky	Requires landlord/owner contact information to be provided to tenants	Add RPL 235-h	L&T PI		
A5791 S5132		Cymbrowitz Bailey	Prohibits warehousing of apartments and harassment	NYC Ad Cd	L&T		
A5792 S2144		Cymbrowitz Alcantara	Realtor to succession of rent regulated apartment	NYC Ad Cd	L&T		
A5798 S3181		Cymbrowitz Kruger	Relates to sale of limited profit housing company project and reserve for MCI	Priv HousFinL	Low Inc Hous		
A5821 S4452		Weinstein Klein	Relates to foreclosure of home equity reverse mortgages	RPL 280-d	Workout BR		
A5823 S4519		Wright Montgomery	Requires notices to adjacent owners of demolition	NYC Ad Cd	T&T		Chap 217 of 2018
A5837 S8351		Lentol Golden	Increases referee fees for reference and sale	Amd CPLR 8003	Workout BR RP Fin		Passed A 5/12/18 Passed S 6/19/18

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A5953 S1072	S1425	Pichardo Rivera	Provides for receiver & managing agent in NYC foreclosures;	Amd RPAPL 1325	RP Fin Workout BR		
A6028A S4970		Hunter Valesky	Permits individuals with disabilities to terminate leases under certain circumstances	Amd RPL 227-a	L&T		Passed A 3/20/18
A6246A S5756A	A10425 S8058	Walker Lanza	Requires notaries public and commissioners of deeds to complete and retain certain documents relating to the transfer of residential real property	Add & Amd ExecL 135-c/136	T&T		
A6247 S3112		Walker Parker	Return sec. dep. w/in 30 days or provide written explanation	Add GOL 7-104	L&T PI		
A6248 S2230		Walker Parker	Requires assigned counsel in certain RP actions	Add RPAP L 722 etc.	PI		
A6254 S3311	A10359 S2815	Walker Krueger	Admin expenses allowed to be deducted from tenant security deposits	Amd GOL 7-103	L&T		See also A262 S2815 in 2015-16
A6257 S2840	A6749 S2786	Walker Parker	Records of eviction proceedings on foreclosed property to be sealed, with fines for non-compliance	Add RPAPL 757			
A6449 S767	A9460 S6883	Buchwald Stewart- Cousins	Prohibits termination of tenancy without court approval in certain housing occupied by seniors and/or disabled persons	Add RPL 228-a	L&T PI		
A6608A S3559	A1053	Gjonaj Little	Relates to renewal of lease upon tenant's failure to renew his or her lease	Add NYC Ad Cd	L&T		Not active in 17-18 session
A6635 S4992	A3411	Titone Larkin	Provides for alternative means for notice of lien on self-storage unit occupant	Amd Lien L 182	Com Leas		
A6875 S6253	A3898	Dickens Comrie	Establishes tenant's right to offset rent by cost of certain emergency repairs	Add RPL 235-b	L&T		
A7095 S5378		Williams Persaud	Require landlord facing imminent foreclosure to so advise tenant before new lease	Add RPL 235-h	RP Fin PI		
A7141 S793		De La Rosa Alcantara	Allows tenants 60 or older to have pets with certain limitations	Add PubHous L 223-c	L&T		Passed S 3/7/17

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A7147A S5547A		Galef Carlucci	Allows 2 year phase in for certain properties after town wide revaluation	Add RPT L 485-t	CCTax Low Inc Hous		See also A6302
A7226 S5467		Miller Addabbo	Authorizes DA to intervene in summary proceeding where occupancy is illegal	Add RPAPL 715	L&T		
A7366 S8461		Walker Comrie	Create independent source of assistance for Mitchell Lama tenants	new statute	Low Inc Hous		
A7373 S2028		Niou Squadron	Relates to statutes of limitation based on notices of deregulation	Add NYC Ad Cd	L&T		
A7392 S2023	S589	Niou Squadron	In action for willful neglect of residential property, treble damages provided	Add RPAPL 854	L&T		
A7406 S6488		Dilan Hamilton	Imposes a tax on the transfer of certain real property within two years of a prior transfer of such property	Add NYC Ad Cd	L&T		
A7520 S7182		Lentol Bonacic	Regulates short term rental units (e.g. Air BnB)	Amd multiple laws	L&T		See also A8065/S5978
A7523 S5739		Farrell Young	Extends the real estate transfer tax reductions for conveyances of real property to existing real estate investment funds	Amd Tax L 1201/1402 & NYC Ad Cd	T&T		Chap 272 of 2017
A7550 S4432	A5860 S1285	Ortiz Montgomery	Landlord to provide receipt for paid rent, with rent reduction if not done	Amd RPL 235-e	L&T		
A7852B S5861B		Lifton Seward	Imposes an occupancy tax in the City of Cortland	Add Tax L 1202-ff	CCTax		
A8065 S5978		Fahy Funke	Regulates/imposes tax on short term rental of private dwellings	Amd/Add MultRes L & Tax L	L&T		See also A7520/S7182
A8165 S7020	S107	Niou Hoylman	Affects recovery of certain rental units by landlord in NYC	Amd NYC Ad Cd	L&T		
A8261 S6652		Cymbrowitz Golden	Regarding conflicts of interest for co-op BOD members	Add RPL Art 9-C	Condo Co-op		Chap 305 of 2017. See also A8993/S7279

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A8293A S6622A		Morelle Ranzenhoffer	Relates to the liability of design professionals	Add/Amd various laws	Const		Passed A 6/20/18 Passed S 6/14/18 Vetoed – Memo # 265
A8331 S5767		Titone Lanza	Authorizes temp occupancy for compensation of a Class A mult. dwelling that is a coop or condo unit under certain circumstances	Add MultDwell L 4	L&T		
A8467 S6704		Cahill Seward	Defines inducement for title insurers/agents	Amd Ins L 6409	TI TF		
A8554 S2027	A5693 S198A	Kavanaugh Squadron	Requires residential property managers to be licensed by NYDOS	Add RPL Art 12D S448	Condo Co-op L&T		
A8684 S7388		Rosenthal L Tedisco	Regarding companion animals in eviction actions	Amd RPAPL 749			Chap 205 of 2018
A8729 S7001	A3574 S2253	Skoufis Larkin	Tax exemption for improvements made by severely injured military members	Add RPTL 458-c	CCTax		Passed A 6/20/18
A8886A S8089A		O'Donnell Bailey	Approves major capital improvement rent increases and time period for recovery of expenses	Amd various laws	L&T		Passed A 5/14/18
A8922 S7321		Rosenthal Griffo	Regarding affordable residential green building program	Amd various laws	Green		Chap 311 of 2018
A8984 S7977	A9394 S4895	Magnarelli Marchone	Relates to required notices in a residential foreclosure action	Add RPAPL 1303	RP Fin		
A8993 S7279		Cymbrowitz Golden	Clarifies types of condos/co-ops required to submit annual reports	Amd NPC L 519-a & BCL 727	Condo Co-op		Chap 9 of 2018. See also A8261/S6652
A9039 S7316		Ramos Little	Alter/study NY first time home saving program	Amd Priv HousFinL	RP Fin		Passed A 5/30/18 Passed S 1/8/18
A9508C S7508C		Budget	Part HH to include reverse mortgages as "home loans"	Amd RPAPL 1304	RP Fin		Chap 58 of 2018
A9509C S7509C		Budget	Part T to amd. re: transfer tax refunds and >\$1 million additional tax	Amd Tax L 1402-a & 1412	T&T		Chap 59 of 2018

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A9592 S1992A	A10745 S8177	Weinstein Klein	To include reverse mortgages as "Home loan" for required prior notices	Amd RPAPL 1304	RP Fin		
A9637 S8848		Cusick Breslin	Relates to payment and retainage in construction contracts	Amd GenBusL	Const		
A9713 S6929		Williams Persaud	Grants a tax deferment for persons 65 years or older who own and occupy real property in NYC	Add RPTL §467-k	CCTax		
A9734 S1116A	A9225 S6518	Thiele Akshar	Relates to extending benefits of STAR program to small business	Amd RPTL 425	CCTax		
A9745 S7073		Paulin Kavangh	Authorizes shareholders to attend meetings via remote communication and to be deemed present for voting purposes	Amd BCL 602/605	Condo Co-op		Passed A 3/6/18
A9757 S5874	A1180	Rosethal D Stavisky	Relates to limited-profit housing companies and tax exemptions	Amd RPTL & Priv HousFinL	CCTax		
A9763 S7167		Weinstein Klein	Directs the department of financial services to periodically inspect residential real properties for which a lender has a duty to maintain	Amd RPAPL 1307/1308/1310	T&T		
A9965 S8060		Morelle Helming	Relates to leasing and licensing of park property	Amd Pks & Rec L 3.09	T&T		Passed A 6/20/18 Passed S 6/19/18
A9967 S8972		Hunter Valesky	Property tax exemption for low income owners who must buy flood insurance	Add RPTL 467- k	CCTax		Passed A 6/20/18 Passed S 6/19/18
A9974A S8023A		Lentol Dilan	Extending time to file final application under industrial and commercial abatement program	Amd RPTL & NYC Ad Cd	CCTax		
A10017 S7866		Cymbrowitz Little	Establish an affordable independent senior housing assistance program	Add Priv HousFinL Art.29 Sec. 1260	Low Inc Hous		
A10053 S7963		Heastie Bailey	Establishes NYC Housing Authority Modernization Act (Part A); and provides for reporting on lead-based paint poisoning protection (Part B)	Add Pub Hous L 402-d	L&T		Passed A 3/12/18

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A10059 S7966		Fahy Breslin	Extends the effectiveness of Chapter 405 of the laws of 2005 for two years relating to authorization for the County of Albany to impose a mortgage recording tax	Amd Sec 2 of Ch. 405 of 2005	CCTax		Passed A 6/20/18 Passed S 6/6/18
A10084 S7523		Lavine Hannon	Enacts the “fairness in cooperative homeownership act”	Add RPL Art 11 - 360-366	Condo Co-op		
A10111 S1990A	S658	Rodriguez Klein	Establishes NYC Housing Authority Repair Certificate Program to grant zoning benefits to developers which perform capital improvements	Add Pub Hous L & NYC Ad Cd	T&T		
A10150 S8049		Carroll Lanza	Extends to 1-1-2021 deadline to apply for solar tax abatement	Amd RPTL 499-bbbb & 499-cccc	Green		Passed A 6/11/18 Passed S 6/13/18
A10168 S3948		O’Donnell Young	Directs court to notify former owner of foreclosed property that they have the right to file a claim for excess funds	Amd RPAPL 1354, RPL 1136	Workout BR		
A10193 S8708		Hunter Bailey	No rent to landlord without valid C of O	Add MultRes L 302-a	L&T		Passed A 6/14/18
A10244 S8069		Galef Little	Requires reassessment every 20 years	Amd RPTL 306	CCTax		
A10254B S4136C	S7048	Benedetto Lanza	Allows NYC to rebate portion of property taxes on 1-6 family residences	Amd RPTL 467-e	CCTax		See also A10983/S7076
A10304 S8637		Paulin Gallivan	Requires 2/3 Board vote for certain non-profit corps	Amd NPC L 902/1003	NFP		Passed A 6/19/18
A10336 S8699		Paulin Gallivan	Fixes minimum # of members for non-profit corp	Amd NPC L 601	NFP		Passed A 5/30/18 Passed S 6/20/18
A10502 SA8530		Dilan Little	Extends to 2021 initial rents in units rehabbed housing development companies	Amd Ch. 84 of 1993	Low Inc Hous		Chap 93 of 2018
A10533 S8370		Lentol Comrie	Extends filing deadlines for industrial/commercial tax abatement program	Amd RPTL 489-cccccc	CCTax		

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A10559 S8529		Niou Little	Extends to 2021 setting initial rents in multiple dwellings	Amd Ch. 449 of 1986 (Priv HousFinL)	Low Inc Hous		Chap 95 of 2018
A10560 S8528		Walker Little	Extends expiration in NYC re: rents on property foreclosed by US	Amd Ch. 253 Of 2006	L&T		Chap 96 of 2018
A10561 S8527		Joyner Little	Extends to 2021 law re: management of buildings with appointed administrator	Amd Ch. 375 (Sec 2) of 1999			Chap 97 of 2018
A10618 S7346	A6528 S4229	Peoples- Stokes Kennedy	Allows Buffalo to add unpaid code violation fines to tax bill	Add RPTL 905	CCTax		Chap 167 of 2018
A10734 S8767		Hevesi Avella	Relates to providing rent subsidies to individuals living with roommates	Amd Soc Serv L 409(a)	L&T		Passed A 6/18/18
A10750 S8360		Miller B Bonacic	Relates to apportionment of mortgage taxes for property situated in more than one tax district	Amd Tax L 260	RPF		
A10755 S8888		Dinowitz Klein	Allow reverse loans on co-op apts. for owners 70 and older	Add Bank L 6n and to UCC	Condo Co-op		See also A2135/S4712
A10775 S7139		Stirpe Griffo	Provides a filing extension for the “enhanced” STAR exemption to eligible applicants	Amd RPTL 425	CCTax		
A10963 S9000		Barnwell Bailey	Regarding landlords returning security deposits within reasonable time	Add GOL 7-104	L&T		
A10983 S7076	S6244	Glick Kavanagh	Allows NYC to rebate taxes on residential property	Amd RPTL 467-b/c	CCTax		See also A10254B/S4136C
A11075 S7693		Wallace Kennedy	Requires mortgage servicer tel. # in 1-4 family foreclosure docs	Amd RPAPL 1321/1351	RPFin		
A11076 S3321		Epstein Krueger	Prohibits landlords from charging inflated fees	Amd RPL 220-a	L&T		
A11083 S8675		Epstein Hoylman	Directs DFS to do study/make recommendations re: lending to landlords owning property with small business/rent regulated apts.		RP Fin L&T		
A11091 S3322	A5733 S2871	Epstein Krueger	Grants tenant right to withhold rent for failure of landlord to provide heat	Add RPL 235-h	L&T		

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A11258 S6260	A4763 S6260	Comrie Bohen	Notice to homeowners whose foreclosure resulted in surplus	Amd RPAPL 1303	RPFIn		
A11270 S8027		Rosenthal L Boyle	Requires display of building address numbers	Add Gen Mun L 125-b			

NYS 2017-2018 Assembly - Note - Single House Bills Not Tracked after 2017

2017-18#	2015-16#	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status
A94	A1578	Cahill	Allows creation of new cooperative county full value assessment system	Add RPTL Art. 17	CCTax		
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		
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		

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REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2018 October 19

2017-18#	2015-16#	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status
A1543	A1777	Zebrowski	Full sch. Tax exemption for certain persons > 75	Add RPT L 407-k	CCTax		
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 & 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		
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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REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2018 October 19

2017-18#	2015-16#	Legislator/ Sponsor	Subject/Statute	Amends/Add	Referred to	RPLS Des/ Memo	Comments/Status
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		
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		
A3444	A422	Den Dekker	Re: classifying condos/co-ops for assessment purposes	Amd RPTL multiple sections	CCTax		See also A354

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REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2018 October 19

2017-18#	2015-16#	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status
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		
A3636	A3325	Aubry	Establishes a one year moratorium on actions to foreclose a mortgage	Add RPAPL 1392	Workout BR RP Fin PI		
A3813	A6395	Perry	Requires applications in condos and coops to be acted on within 45 days and failure is deemed approval	Add RPL	Condo Co-op		
A3874	A2234	Rosenthal	Relates to penalties for owners of property who fail to file a proper or timely rent registration statement	Add ETPA	T&T		
A3901	A311	Dinowitz	Governs election of board by residents of coops and condos	Add GenBusL	Condo Co-op		
A3931	A629	Rosenthal	Relates to repealing provisions of NYC Ad Cd relating to evicting tenants when building demolished or substantially altered	Add NYC Ad Cd	L&T		
A4084	A5665	Hooper	Requires owner in contract for home improvements to have 15 days from estimated completion date for inspection	Add GBL	Const		
A4085	A10213	Hooper	Authorizes municipalities to impose a tax lien upon foreclosed property for unpaid building code & zoning fines and expenses	Add GenMunL	T&T CCTax		
A4094	A5681	Hooper	Creates land banks for the acquisition of vacant & abandoned properties & authorizes the sale of such properties	Add CountyL 55 & Amd. UDC Act	T&T		
A4170	A696	Rosenthal	Relates to requiring owners to provide tenants with notice if lead-based paint or dust has been found in the unit	Amd NYC Ad Cd 27-2056.4	L&T Environ		

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REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2018 October 19

2017-18#	2015-16#	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status
A4216	A5687	Hooper	Relates to special proceeding to convey title to abandoned dwellings to individuals	Add RPAPL	T&T		
A4232	A807	Rosenthal	Imposes civil penalties on landlords for including unenforceable provisions in residential leases	Add RPL	L&T		
A4803	A1316	Rosenthal	Relates to unlawful tenancies under ETPA	Add ETPA	L&T		
A4888	A9329	Rosenthal	Relates to MCI rent increased	Add NYC Ad Cd	L&T		
A4895	A9394	Kearns	Requires notice to municipality of any FC action	Amd RPAPL 1303	RP Fin		
A4931	A419	Rosenthal	Prohibits fuel pass along in rent controlled apartments	Add NYC Ad Cd	L&T		
A4948	A916	Rosenthal	Limits MCI rent adjustments	Add NYC Ad Cd	L&T		
A4966	A864	Rosenthal	Exempts certain renter regulated tenants from bankruptcy proceeding	Add D&C L	Workout BR		
A4969 S3746	A9903	Rosenthal Griffo	Incentives for residential green building program	Add Pub Auth L 1872-a	Green		
A4998	A5028	O'Donnell	Establishes licensing for building managers	Add NYC Ad Cd	L&T		
A5011	A5027	O'Donnell	Relates to buy-outs of Mitchell-Lama projects	Add Priv HousFinL	L&T		
A5155	A8340	O'Donnell	Creates small business lease program	Add NYC Ad Cd	L&T		
A5202	A7241	Rosenthal	Enacts tenant protection act of 2017	Add NYC Ad Cd	L&T		
A5376	A3260	Titus (MS)	Prohibits mortgagee from refusing to accept partial mortgage payments	Add RPL	Workout BR		
A5558	A3727	Cymbrowitz	Relates to waivers of MCI rent adjustments	Add NYC Ad Cd	L&T		
A5771		Cymbrowitz	Relating to recovery of housing accommodations by landlord	NYC Ad Cd	L&T		

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REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2018 October 19

2017-18#	2015-16#	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status
A5772		Cymbrowitz	Limits rent increases after vacancy	NYC Ad Cd	L&T		
A5775		Cymbrowitz	Prohibits landlord from adding charges for additional services to base rent	RPL	L&T		
A5786		Cymbrowitz	Relates to charges for application fees	RPL	L&T		
A5816		Cymbrowitz	Establishes a residential condominium owner's bill of rights	Add GenBusL §352-eeee	Condo Co-op		See also A581
A6143		Rosenthal	Requires notification by mortgages commencing FC in NYC re: at-risk properties	Amd NYC Ad Cd	RP Fin		
A6302		Crespo	Allows persons 60 or > in municipal housing to keep pets	Add Pub Hous L 223-c	Low Inc. Hous		
A6329	A5877	Finch	Enacts wetlands homeowner's relief act	Add EnConL 24-303	Environ		
A6393	A8112 S2919	Robinson Funke	Disclosures re refinancing of existing mortgage	Amd Bank 595-a	RP Fin PI		
A6456	A2748	Titone	Re: use of POA in banking transactions	Add to S. 9 BankL	RP Fin		
A6470		Magnarelli	Requires mortgage servicer to pay HOA/condo/co-op fees to maintain abandoned unit	Amd RPAPL 1308	RP Fin Condo Co-op		
A6575		O'Donnell	Requires radon testing/disclosure before sale of real property	Amd RPL 240, 242, 444-b, 462	T&T		
A6714		Zebrowski	Provides priority for certain unpaid common charge liens	RPL	Condo Co-op		
A6819		Hunter	Requires landlords to ensure rental properties have utility service prior to renting	Add RPL	L&T		
A6822		Hunter	Relates to liability and penalties for illegal conversion	Add MultDwell L	L&T		
A6967		Zebrowski	Requires residential landlords to mitigate damages after tenant vacates early	Add RPL 227-e	L&T		

REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2018 October 19

2017-18#	2015-16#	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status
A7111	A1120 S5644	Lavine	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 2015-16 A6395 Passed S 6/14/16
A7211A	A9546	Paulin	Change in PILOT payments due to revised assessment does not apply to school district until its next fiscal year	Amd RPTL 561	CCTax		
A7339	A3239	Fitzpatrick	Provides for the de-regulation of rent-stabilized housing accommodations	Add EmHous RentCtrl	L&T		
A7341	A3763	Fitzpatrick	Eliminates certain restrictions on the right to an eviction for landlord's personal use	Add NYC Ad Cd	L&T		
A7348	A3097	Fitzpatrick	Provides an alternative hardship allowance based on 8.50% of assessed value	Add NYC Ad Cd	L&T		
A7355	A2173A	McDonald	Relates to special proceedings to convey title to abandoned real property in cities, towns or villages	Add RPAPL	T&T		
A7661	A3303	Fitzpatrick	Provides for eminent domain reform and Home and Property Protection Act	Amd EDPL, NPCL, GML, Pub Auth L	CCTax		
A7664	A3925	Fitzpatrick	Extends affordable housing development loans to all NY municipalities	Amd Priv HousFinL 1150-53	Low Inc Hous		
A7366		Walker	Relates to protecting the rights of Mitchell-Lama residents	Add HousL	L&T		
A7420	A2968	Titone	Relates to sales of r.p. by not-for-profit corps	Amd NPC L 509	NFP		
A7520		Lentol	Relates to regulation of short-term rental units	Add MultDwell L	L&T		
A8162		Bichotte	Expands definition of seniors re: rights in condo-co-op conversion	Amd GenBusL 352	Condo Co-op		

NYS 2017-2018 Senate - Note - Single House Bills Not Tracked after 2017

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REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2018 October 19

2017-18#	2015-16#	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status
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
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		
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		
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			
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

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REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2018 October 19

2017-18#	2015-16#	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status
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		
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		
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		
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		
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		

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REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2018 October 19

2017-18#	2015-16#	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status
S3321	S2852	Krueger	Prohibits LL from charging app. fees > actual cost of credit check etc.	Add RPL 220-a			See also S3074
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		
S4395		Murphy	Relates to primary residency of rent-regulated apartment	NYC Ad Cd	L&T		
S4551		Sanders	Requires coop boards to provide written statement of reasons when withholding consent to a purchase	CivRtsL	Condo Co-op		
S4679		Sanders	Relates to prohibiting mortgagors from recovering legal fees incurred in foreclosure actions	RPL	Workout BR		
S4882	A6549 S265	Diaz	Requires affidavit to court 30 days prior to starting FC action	Add RPAPL 1304-a	RP Fin PI		
S4993	S2888	Larkin	Allows enhanced STAR for property with at least one eligible owner	Amd RPTL 425	CCTax		

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REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2018 October 19

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S5001	S3868	Bailey	Defines blighted properties/areas	Amd EDPL multiple sections	CCTax		
S5058		Kennedy	Requires bank to notify municipality when filing foreclosure lis pendens	Amd RPAPL 1303	RP Fin Zombie Housing Task Force		
S5141		Little	Establishes affordable housing & services program/housing trust fund corp	Add Priv HousFinL Art. 28 1240-42; Low Inc Hous			On Senate Committee calendar for March 15th
S5026	S2420	Holyman	Tenant of multiple dwelling may repair habitability-impairing conditions and offset agst. rent	Add to MultHous L & MultDwell L	L&T PI		
S5501		Hannon	Reforms statutory POA (repeals Gifts Rider in GO L 5-1501/1514))	Amd GOL generally	T&T		
S5863		Bonacic	Relates to the elimination of the requirement of serving a notice of sale upon an owner of property	Add Lien L	T&T		

NYS 2015-2016 Assembly and Senate

2015-16#	2013-14#	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status
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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2015-16#	2013-14#	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status
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 GOL 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		
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	
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			
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	

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REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2018 October 19

2015-16#	2013-14#	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status
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		
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	CCTax		
A4555 S2755		Clark Parker	Authorizes stay and partial payments in proceeding to recover possession	Add RPAPL 754	L&T		Also same as A9986

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REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2018 October 19

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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		
A5592 S3497		Kavanagh Stavisky	Prohibits the discontinuance of utility service to multiple dwellings for non-payment of rent	Amd Pub Serv Law			
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			
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

REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2018 October 19

2015-16#	2013-14#	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status
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
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		
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)

REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2018 October 19

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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	CCTax		
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

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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		
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	CCTax		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	CCTax		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

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

Commercial Leasing	Com Leas
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REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2018 October 19

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