

2015-16 #	2013-14 #	Legislator/ Sponsor	Subject/Statute
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Referred to

Comments/Status

A99 S321		Thiele LaValle	Regarding underground utility districts	Amend TownL			
A155 S526		Thiele LaValle	Financial institutions to notify assessor re: taking possession of STAR exemption property	Amend RPTL 425	Com Fin		
A163 S1278	A1082 S44	Weinstein Peralta	No recording assignment of mtge. w/o mtge. ownership doc.	Add S 291k to RPL	T&T Com Fin	OAR: RPLS #1A 3/8/12 Memo #2 5/7/13	
A167 S369		Thiele LaValle	Property tax exemption for certain agricultural lands	Amend RPTL 458c	CCTax		
A275 S504		Thiele Lavelle	Provides for certification and training of persons employed in the manufacture, sale, installation and repair of modular homes				
A397 S520		Thiele Lavallo	Relates to manufactured homes certificate of title and the conveyance and encumbrance of the same				
A573 S3585	A697 S1734	Rosenthal Espaillat	Requires landlords to provide rental history on signing vacancy lease	Add NYC Admin Cd 26-517.2	L&T		
A997 S4017	A3815 S254	Miller Sampson	Requires residential mortgage bill of rights be printed and posted on internet in 8 most spoken languages	Amd Bank 35	Res Fin		
A1067 S2779		Rosenthal Krueger	Tenant assoc. to have first option to purchase housing unit	Add PHFL 2A S 38	Com Fin Low Inc Hous		
A1156 S3591		Dinowitz Espaillat	Prohibits landlord from charging its legal fees to tenant without court order	Add RPL 234-a	L&T		
A1226 S233	A9276 S317	Titus Diaz	Prohibit mortgagee from refusing to accept partial mortgage payments	Add RPL 254-e	Res Fin Com Fin		

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REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2015 April 10

2015-16 #	2013-14 #	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status
A1436 S99	A5838 S4626	Garbarino Boyle	Provide for appeal of disputes between shareholders and coop boards of directors to hearing officer appointed by attorney general	Add Coop Corps 78, Amd Exec 63	Condo Co-op		
A1816 S2946		Weprin Lanza	Co-op property to be class one property for assessment	Amend RPTL 1802	CCTax Condo Co-op		
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	Com Fin Res Fin PI		
A1849 S1168		Gunther Parker	Residential buildings eligible for green tax credit	Add TaxL 19	Green		
A1900 S2241	A2790 S1168	Pretlow Stewart- Cousins	Require landlord to furnish rider describing rights and duties of landlords and tenants	Add RPL 223-c	L&T		See also A2579 of 2013
A2148 S3593		Dinowitz Espaillat	Establishes procedure when condo or co-op conversion suspends sales in building	Amend GenBusL 352- eeee	Condo Co-op		
A2490 S3751		Mosley Espaillat	Provides legal representation in certain mtge. foreclosures	Amend RPAPL& CountyL	Com Fin PI		See also A5457/S2061
A2536 S2228	A7281 S73	Kim 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	Res Fin PI		
A2635 S534		Thiele Gallivan	Provides property tax exemption for veterans/reservists	Add RPTL 458c	CCTax		

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A3186 S2274		Fitzpatrick Young	Establishes home equity protection insurance program	Amend Pub AuthL2404/add 2405f	Res Fin		
A3260 S2528	A1984 S1844	Titus Parker	Provides for notice of illegal restrictive covenant language in documents to be recorded and recordation of modification documents	Add RPL 291-k	T&T	OAR RPLS #6 2/17/11 Memo #6 6/3/13	
A3857 S2872	S3169	Gottfried Krueger	Makes warrant execution, not issuance, act which annuls relationship	Amd RPAPL 749(3)	L&T		
A3966 S1563		Wright Parker	Prohibits LL from charging app. fees > actual cost of credit check etc.	Add RPL 220-a	L&T		
A4040 S2814		Robinson Montgomery	Requires notice to adjoining owners of construction, excavation or demolition	Amend NYC Ad Cd.	Const		
A4555 S2755		Clark Parker	Authorizes stay and partial payments in proceeding to recover possession	Add RPAPL 754	L&T		
A4557 S2358		Clark Seward	Limits mortgage servicers re: force placed insurance	Add BankL 595- d	Com Fin		
A4949 S885		O'Donnell Avella	Allows action for violation of SEQR even if injury does not affect general public	Amend En ConL 8-0119			
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		
A5502 S3741		Rosenthal Espaillat	Limits rent increase after vacancy of a housing accommodation and relates to the maximum allowable rent				
A5552 S271	A3170 S298	Sepulveda Diaz	Extends time for tenants to purchase co-op unit	Amd GBL 352- eeee	Condo Co-op		

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Sponsor Memo

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		
A5592 S993		Kavanagh Funke	Prohibits the discontinuance of utility service to multiple dwellings for non-payment of rent				
A5693 S198		Kavanagh Squadron	Requires residential property managers to be licensed by NYDOS	Add RPL Art 12D S448	Condo Co-op 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		

NYS 2015-2016 Assembly

A35	A495B	Paulin	Requires multiple dwelling owner to have smoking policy	Amend PubHealthL 1399-y	L&T		
A189		Gantt	Regarding exchange of easements on local roads & state highways	Add TranspL 14-n			
A204		Rosenthal	Establishes the residential open green space tax abatement for certain properties in NYC				
A231	A692 S511	Rosenthal Espaillat	Establish tax credit for personal prop replacement as a result of bedbug infestation	Amd Tax 606	T&T, RE Tax		
A247		Weinstein	No standing defense not waived if omitted from answer	Add RPAPL 1312-a	Res Fin Com Fin PI		
A262	A858	Weinstein Krueger	Relates to tenant security deposit accounts and administrative expenses to which a person may be entitled	GOL	L&T		

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A311	A305	Dinowitz	Governs election of board by residents of cooperatives and condominiums	GBL	Condo Co-op		
A313	A360 S54	Dinowitz Peralta	Relates to voting rights in cooperative apartments	GBL	Condo/Coop		
A331		Rosenthal	Establishes causes of action for harassment of rent regulated tenants under penal code				
A334		Rosenthal	Relates to limited profit housing companies				
A335	A7027 S4055	Ryan Gipson	Require plaintiff in mortgage foreclosure action to maintain property in good faith	Amd RPAPL 1307	Finance		
A378		Rosenthal	Enact regulation to phase out certain dry cleaning facilities from residential buildings – add to Article 19, Title 13, Environmental Conservation				
A395		Rosenthal	Requires person engaged in commercial mold remediation to be certified by commissioner of environmental conservation				
A407		Dinowitz	Relates to notice and filing of application for a real estate tax exemption for senior citizens				
A419		Rosenthal	Prohibits fuel pass-along rental adjustment to tenants of New York City rent controlled housing accommodations				
A477		Ryan	Requires the provision of notice to mortgagors in default for thirty days or more				
A543	A895	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		

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A608		Braunstein	New assessment classification for condos & co-ops	RPTL/NYC Ad Cd/NYC Charter	Condo Co-op		
A696	A701	Rosenthal	Requires owners to provide lessee with notice of lead paint	Amd NYC Ad Cd 27-2056.4	L&T Environ		
A1120	A2556	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	
A1170	A2779 S1478	Lavine Krueger	Presumption of dismissal of residential mortgage foreclosure actions for repeated plaintiff non-appearance or failure to meet readiness deadlines	Amd Jud 212, CPLR 3408	Res Fin	A2779 S1478	
A1237		Brennan	Rel. corp may sell & mortgage w/o court OK if <\$200K	Amend Rel CorpL 12	NFP		
A2152	A1583	Englebright	Require PCDA to be recorded on conveyance; county clerk to provide copies 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	Res Fin PI		See also A2536/S2228
A2603		Weprin	Directs State Insurance Fund to offer title ins.	Amend 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 mult. dwelling fire escape windows	Add MDL S53	L&T		
A2748		Titone	Re: use of POA in banking transactions	Add to S. 9 BankL	Com 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

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A2883		Lentol	Disclosure for property contaminated by methamphetamines	amend/add S 231, 240, 242, 462 of RPL	T&T		
A2895		Weprin	Creates NY Title Guaranty Authority	Pub AuthL	T&T		
A2931	A736 S812	Weprin Adams	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 Addabbo	Establish one year moratorium on foreclosure	Add RPAPL 1392	Com Fin Res Fin PI		
A3337		Hawley	Limits mortgagee flood insurance requirements	Add RPL 283	Com Fin		
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		

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A3491	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	
A3513		Wright	Establishes resid. condo bill of rights	Add GenBusL 352-eeeeee	Condo Co-op		
A3629		Lalor	Makes automatic yearly renewal of STAR exemption	Amend RPTL 425	CCTax		See also A5274
A3736		Glick	Protect seniors against unwarranted eviction	Amend- add to RPAPL	L&T		
A3894	A2801	Wright	Require mortgagees to provide notice when mortgagor no longer required to maintain personal mortgage insurance	Add BankL 6-n	Com Fin		
A3929		Wright	Prohibits LL from including add'l services in base rent	Add RPL 220-a	L&T		
A3979		Englebright	Allows property tax freeze for owners 65 and up	Amend RPTL 467	CCTax		
A3982		Wright	Establishes home ownership assistance program	Add Pub Hous.L Art IX S 170-76	Low Inc Hous		
A4152	A824A S4277	Kearns Gallivan	Requires plaintiff in mortgage foreclosure to maintain property in "good faith"	Amd RPAPL 1307	Fin	Com Fin	
A4224	A3947 S726	DenDekker Avella	Classify condos and coops for assessment as class one-a properties	Amd RPTL, GML, NYC Ad Cd	Condo Coop CCTax		See also A1816/S2946
A4235		O'Donnell	Re: non profit tax exempt entity leasing property for commercial use	Amend RPTL 420	NFP		
A4567		Clark	Allows right of redemption in residential foreclosure	Add RPAPL 1352-a	Res Fin Com Fin PI		
A4842		Kearns	Requires mortgagee in foreclosure action to provide contact info.	Amend RPAPL 1307	Com Fin Res Fin PI		

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A5274		Brindisi	Seniors 65+ eligible for prop tax exemption need not reapply annually	Amend RPTL 467	CCTax		
A5425		Engelbright	Provides for accountability and disclosure of county, town or village acquisition of land for Open Space, environmental and/or historic preservation purposes	A5425			
A5462		Lifton	Extends provisions authorizing the County of Cortland to impose an additional mortgage recording tax	A5462			
A5501		Rosenthal	Relates to securing payment of wages for work already performed; creates an employee lien	A5501			
A5585	A2187 S494	Kavanagh Stavisky	Allow rent reduction based on reduction in services to be retroactive	Amd NYC Ad Cd 26-514	L&T		
A5681		Hooper	Creates land banks to acquire vacant and abandoned properties	Add CountyL 55 & Amd. UDC Act	NO referral		
A5877	A4475	Finch	Enacts wetlands homeowner's relief act	Add EnConL 24-303	Environ		
A5723	A1549	Hooper	Permits landlord to inspect dwellings and exterminate bedbugs	Add RPL 235-h, MDL 85	L&T		Passed A 6/17/13
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		

NYS 2015-2016 Senate

S25		DeFrancisco	Allows mortgagor to receive assmt. instead of discharge when refinancing	Amend RPL 275	Com Fin Res Fin		
S265	A162 S315	Crespo Diaz	Requires lenders, assignees and mortgage loan servicers to submit affidavit prior to commencing foreclosure	Add RPAPL 1304-a	Com Fin PI		

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S529		Latimer	Provides for continuation of senior citizen rent increase exemption				
S534		Galivan	Authorizes real property tax exemption for certain persons with active military service and active duty reservists				
S538		Gallivan	Establishes regional technology development centers				
S549		Latimer	Imposes an occupancy tax in the City of Yonkers				
S555		Parker	Recovery of economic development awards when recipient leaves state				
S567		Latimer	Authorizes cities, towns and villages to establish mixed-use age integrated communities, offer incentives to developers, and a tax exemption for such property				
S586		Squadron	Requires limited profit housing company to show maintenance of essential services before approval of rent increase				
S589		Squadron	Relates to an action for willful neglect of residential real property and treble damages				
S592		Latimer	Requires public notice prior to demolition of historic buildings				
S593		Parker	Requires a landlord to have clean hands in action for rent or eviction in certain cases				
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		
S617	A6268 S1001	Galef Little	Require market-based assessment of coops and condos converted or constructed on or after January 1,2012	Amd RPTL 581, RPL 339-y	Coop/ Condo		

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S677		Avella	Homeowners Mortgage Refinance Relief Act	Add RPL 253-y	Com Fin Res Fin PI		
S1087		Parker	Grants private citizens broad authorization to commence civil judicial actions under certain titles of the environmental conservation law				
S1769		Parker	Return sec. dep. w/in 30 days or provide written explanation	Add Gen ObL 7-104	L&T PI		
S1934		Parker	Prior notice for increase in escrow payment	Add GenObL 5-603	Com Fin		
S2017		Carlucci	Amends STAR exemption	Amend RPTL 425			
S2035		Hassell-Thompson	Requires LL to check sex offender list/notify tenants	Add Mult.Dwell L 301-a	L&T		
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
S2239		Peralta	Home Mortgage Bridge Loan Assistance Act	Add PHFL 1250-56	Com Fin		
S2746		Holyman	Fines co-op for failure to credit tenant with STAR exemption	Amend RPTL 425	Condo Co-op		
S2752		Parker	Requires lenders negotiating mortgage modification to continue even if loan sold	Add BankL 6-n	Com Fin Res Fin PI		
S2852		Krueger	Prohibits LL from charging app. fees > actual cost of credit check etc.				
S2888		Larkin	Allows enhanced STAR for property with at least one eligible owner	Amend RPTL 425	CCTax		
S2919	S2867	Funke	Disclosures re refinancing of existing mortgage	Amd Bank 595-a	Res Fin PI		

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S3746		Espaillet	Protects non-purchasing seniors from eviction due to condo or co-op conversion plan	Amend S 10 of Ch 555 1982	Condo Co-op		
S3762		Sanders	Prohibits robo signed docs in foreclosures	Add PRAPL 1392	Com Fin		
S3767		Sanders	Prohibits mortgagors [!!] from recovering att'y fees & expenses in foreclosure action	Amend RPL 282	Com Fin Res Fin PI		
S3990		Parker	Relates to willful neglect of rent property prevention				
S4011		Sampson	Relates to the failure of auction and requirements for sale of REO property				
S4012		Sampson	Establishes the rural homeowners assistance program to assist first time, low and moderate income, or minority homeowners to avoid foreclosure				
S4056		Sampson	Authorizes the installation of water usage sub-meters by owners of multiple dwelling				

NYS 2013-2014 Assembly and Senate

	A35 S303	Farrell Martins	Provide that lender of reverse mortgage to person over 60 may receive NMT 20% of future appreciation	Amd RPL 280	Res Fin		
	A88 S3655	Kearns Gallivan	Require plaintiff in mortgage foreclosure actions to provide contact information	Amd RPAPL 1307	Finance		Passed A 6/19/12
	A197 S2610	Braunstein Fuschillo	Technical changes to UPL re pro haec vice and legal consultant	Amd Jud 478, 484, 485-a	Profession alism		Chap 22 of 2013
	A282 S1467	Braunstein Stavisky	NYC to pay 25% of legal fees of coops/condos for tax cert proceedings	Add NYC Ad Cd 11-240	Condo/ coop		
	A355 S113	Dinowitz Peralta	Establish time restrictions for owners to remedy building code violations	RPAPL 777	T&T, L&T	NC	Passed A 5/23/11 Passed A 1/19/12

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	A372 S1809	Dinowitz Espaillat	Creates a subpart of the housing part to handle cases involving condominiums and cooperative buildings	NYCCivCt	Condo/ Coop		
	A494 S2565	Paulin Ball	Relates to vested rights of property owners relating to the development of their land	GenMunL	T&T		
	A516 S2487	Cusick Lanza	Require applicants for land use approval to certify compliance with applicable state zoning and building procedures and requirements	Amd Gen Mun 79, ECL 25- 0403, 24-0705	Land Use, Environ		
	A517 S2488	Cusick Lanza	Require notice to neighbors within 1000 feet of intention to develop wetlands, public hearing	Amd ECL 25- 0402, 24-703	Env		Passed A 5/14/12 Passed A 6/18/13
	A527 S1215	Cusick Defrancisco	Makes indemnification agreements in construction contracts void	Amd GOL 5- 322.1	Construct		
	A528 S1216	Cusick DeFrancisco	Void contract provisions that require contractors to commence or continue unapproved or disputed work	Amd GOL 5- 322.1	Construct		Passed S 6/18/12 Passed S 5/6/13
	A529 S1217	Cusick Defrancisco	Provide for reasonable amount of construction contract to be deposited in interest bearing escrow account with third party escrow agent	Amd GBL 756-c	Construct		
	A555 S1733	Dinowtiz Espaillat	Prohibits surcharge for installation or use of tenant-installed appliance	Add NYC Ad Cd 26-416	L&T		
	A583 S1828	Dinowitz Espaillat	Prohibits rental on vacancy of unsold condo or coop unit unless plan allowed and members agree	Amd GBL 352- eee	Condo/ coop		
	A617 S919	Serrano Gibson	Requires rent reduction for submetered utility service	Add MDL 302-d	L&T		
	A680 S307	Weprin Adams	Directs state insurance fund to offer title insurance and authorizes superintendent of insurance to implement such	Amd Work Comp L 76	TF on Public Option TI	OAR: RPLS #7 3/11/11 Memo #7 6/5/13	

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	A696 S1818	Rosenthal Espaillat	Allow tenant to offset rent with payments made for repair or maintenance of heat	Amd MDL 302-c, NRL 305-c, RPL 235	L&T		
	A700 S1830	Rosenthal Espaillat	Four year moratorium on privatization by voting in Mitchell-Lama shareholders between failed dissolution votes	Amd PHFL 35	L&T		
	A745 S1805	Rosenthal Espaillat	Require rent guidelines board to take into account other sources of income received by landlords	Amd NYC Ad Cd 26-510	L&T		
	A750 S809	Weprin Adams	Creates NY title guaranty authority to operate program offering guaranties of real property titles	Add PAL 3974-3980	TF on Public Option TI	OAR: RPLS #7 3/11/11 Memo #7 6/5/13	
	A842 S4879	Lifton Tkaczyk	Exclude oil, gas and mineral land leases from leases that may be recorded by memo of lease	Amd RPL 291-c	Com Lease		
	A848 S1815	Rosenthal Espaillat	Establish rent adjustments in NYC and Westchester and Nassau; suspend maximum base rent program	Amd NYC Ad Cd 26-405, Amd EHRC 4	L&T		
	A854 S2264	Weinstein Klein	Authorizes the mortgagee or lienor of an abandoned multiple dwelling to apply for the appointment of a receiver to bring the building into compliance	RPAPL	Finance		
	A907 S2456	Weprin Lanza	Exemption for first time home buyer from mortgage or recording tax under Art 11 Tax Law	Add Tax 268	Res Fin, T&T		
	A915 S1866	Braunstein Stavisky	Assessed value of coops/condos not increase by more than 3% in 2 years after certiorari proceedings	Add NYC Ad Cd 11-240	Condo/ coop		
	A938 S1228	Kellner Perkins	Collection of charges for heat-related residential utility service	Amd MDL 79, MRL 173	L&T		

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2015-16 #	2013-14 #	Legislator/ Sponsor	Subject/Statute	Amends/Add	Referred to	RPLS Des/ Memo	Comments/Status
	A942 S3259	Kellner Krueger	Eliminate requirement that LLCs publish articles of org. and that LLPs publish registrations	Amd LLL	Pressman		
	A993 S5472	Rosenthal Parker	Expands requirement of disclosure of bedbug infestation history for prior year to lessees outside NYC (includes coop sales and coop/condo rentals)	Add RPL 235-h	L&T, Condo/ Coop		
	A1046 S674	Sweeney Avella	Require hazardous wastes produced from oil and gas activities to be subject to requirements for treatment of hazardous wastes	Amd ECL 27-0903	Env		Passed A 2/13/12
	A1097 S1887	Cahill Bonacic	Stay of issuance of warrant for eviction for certain holdover tenants	Amd RPAPL 753	L&T		
	A1126 S1800	Rosenthal Espaillat	Prohibit landlords from refusing to deal with people solely because of involvement in prior summary proceedings	Amd Exec 296	L&T		
	A1127 S1820	Rosenthal Espaillat	Remediation and prevention of indoor mold, disclosure of mold history on sale	Add PHL, RPL 235-h, add NYC Ad Cd 27-2009.2	T&T		
	A1271 S878	Gunther Bonacic	Requires burden of annually establishing mandatory class non-profit r.p. tax exemptions to fall on owner	Amd RPTL 420-a			
	A1363 S2284	Abinanti Ball	Regulation of hydraulic fracturing	Add ECL 23-1501-1511, amd 8-0109, add 23-0303(2)	Env		
	A1413 S2273	Lentol Montgomery	Require developers to deposit 10% of est. project cost into escrow for damage to neighboring properties during construction	Add NYC Ad Cd 108.23, 28-201.5	T&T		

REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2015 April 10

2015-16 #	2013-14 #	Legislator/ Sponsor	Subject/Statute	Amends/Add	Referred to	RPLS Des/ Memo	Comments/Status
	A1582A S3479A	Lentol Golden	Prevent referees/arbiters from being held liable for interest or penalties on deeds	Amd CPLR 8003		SAR RPLS #17A, 5/23/12 Memo #1 3/6/13	Chapter 356 of 2014
	A1585 S1167	Rosenthal Stewart-Cousins	Repeal provisions that allow vacancy decontrol	Rpl EHRC, ETPA sections	L&T		Passed A 6/13/12 Passed A 6/13/13
	A1685 S673	Colton Avella	Prohibits use of hydraulic fracturing	Amd ECL 23-0305, add 17-0513	Env		
	A1770 S448	Maisel Avella	Moratorium on disposal of fluids used in hydraulic fracturing outside the state		Env		
	A1858 S2159	Millman Valseky	Require reasonable modifications to apartments for seniors and persons with physical impairments	Add RPL 235-h	L&T		
	A2060 S3164	Kavanagh Krueger	Owner who commences action in bad faith to recover possession on grounds of non-primary residence liable for court costs, attorney's fees and 3X monthly rent	Amd NYC Ad Cd 26-413, 515, 520	L&T		Passed A 5/6/09 Passed A 6/16/10
	A2069 S317	Stevenson Diaz	Prohibit mortgagee from refusing to accept partial mortgage payments	Add RPL 254-e	Finance		
	A2110 S184	Kavanagh Squadron	Requires registration of coop/condo property managers	Add RPL Art 12-D	Condo/ Coop		
	A2120A S4783	Paulin Marcellino	Re compensation of execs of certain not-for-profit corps	Amd Exec 63, NPCL	Nonprof		
	A2564 S3396	Miller M Addabbo	Requires owner of abandoned dwelling in NYC to seal it; if not NYC may impose lien for cost	Amd RPAPL 1970-1974, add 1975			

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	A2626 S1268	Kavanagh Perkins	Requires listing of names and addresses of members of LLCs on r.p. transfer form	Amd RPL 333	T&T		Pressman
	A2816 S1242	Wright Perkins	Housing NY Program for 21st Century	Amd PHFL 654-c	Housing		
	A2852 S19	Clark Diaz	Enacts Home Equity Fraud Act to control improper activities of home improvement contractors and finance companies	Amd Bank, RPL, RPAPL, GBL, GOL	Res Fin		
	A3010 S2993	Braunstein Stavisky	Establish new classification for properties held in condo and coop form for assessment	Amd RPTL, NYC Ad Cd	Condo/ Coop, Assess		
	A3104 S111	Morelle Gallivan	Establish comparative negligence standard for scaffold law claims	Amd CPLR 1414	Construct		
	A3107D S5804	Morelle Seward	Establish standards for issuance of certificates of insurance	Add Ins 501-505	T&T		
	A3120 S503	Wright, K Espaillat	Child living with parent for 2 years in rent reg apt is deemed a tenant	NYC Ad Cd 26-403, 26-504a	L&T		
	A3212 S2048	Fitzpatrick Young	Include mixed and commercial property within affordable home ownership program	Amd PHFL 1111	Low Inc Hsg, L&T		Passed S 5/30/12 Passed S 4/30/13
	A3351 S2905	Thiele LaValle	Provide recourse for manufactured homeowners confronted with unjustifiable rent increases	Amd RPL 233, Add 233-b			Passed A 6/21/12
	A3354 S2320	Wright Golden	Tax exemption for alterations to multiple dwellings, partial abatement of r.p. tax for condos & coops	Amd RPTL 489, 467-a, 421-a, NYC Ad Cd 11-1706, 11-243, MDL 281, 286, 285, 284	Condo/ Coop		Chap 4 of 2013

REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2015 April 10

2015-16 #	2013-14 #	Legislator/ Sponsor	Subject/Statute	Amends/Adds	Referred to	RPLS Des/ Memo	Comments/Status
	A3580 S1648	Englebright Lavalle	Establish procedures for environmental review of leases, etc of state-owned lands underwater	Amd ECL 3-0301, Pub Lands 75	Com Lease, Environ		
	A3691 S3163	O'Donnell Krueger	Unlawful for person to have residential rent application denied due to prior housing court proceedings	Add RPL 235-h	L&T	OAR: RPLS #12 4/19/11 Memo #9 5/7/13	
	A3867 S3158	Rosenthal Krueger	Provide greater rights and notification to tenants in evictions	Amd RPAPL	L&T		
	A3893 S1808	Camara Espaillat	Provides for penalties against owner for warehousing	Amd NYC Ad Cd; ETPA	L&T		
	A3904 S3176	Glick Krueger	Prohibit landlords from circumventing RSL demolition provision	Amd NYC Admin Cd 26-511	L&T		Passed A 5/2/12 Passed A 3/13/13
	A4058 S1273	Wright Perkins	Provides penalties against person who intentionally withholds housing from market for future coop conversion	Amd NYC Ad Cd 26-412, 516, ETPA 12	Condo/ Coop		
	A4193 S1723	Mosley Espaillat	Provides free legal representation in certain mortgage foreclosure actions	Add RPRPL 1303, 1308, County L	Res Fin		
	A4793 S1930	Titone Addabbo	Excludes social security payments from "income" for senior citizen rent increase exemption	Amd RPTL 467-b, 467-c			
	A4855 S4532	Lavine Flanagan	Notices filed of payment of mortgage recording tax on an instrument not entitled to be recorded do not constitute notice to a b.f.p.	Amd Tax 258-a			Passed A 6/20/13 Passed S 6/22/13
	A5582 S4530	Weinstein Klein	Require certificate of merit by attorney in home loan foreclosure	Add CPLR 3012-b, Amd 3408	Res Fin		Chap 306 of 2013
	A6431A S4557A	Cusick Lanza	Establish limitations on r.p. tax levies in NYC				

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	A6658 S4600	Wright Golden	Allow partial tax abatements for dwelling units held in trust	Amd RPTL 467-a	Coop/Con do		Chap 97 of 2013
	A6711 S1292	Ortiz Montgomery	Require leases in NYC to contain rider describing rights and duties to housing part	Add RPL 235-h	L&T		
	A6842 S5474	Boyland Parker	Court may award punitive damages for landlord's intentional or malicious breach of warranty of habitability	Amd RPL 235-b	L&T		
	A6996 S516	Sepulveda Espaillat	Tenant's right to recover attorneys' fees as a result of service of notice based upon false facts or allegations	Add RPL 234-a	L&T, Com Lease		
	A7054 S2365	Brindisi Klein	Authorize district attorney to intervene in proceeding by owner on which tenant's occupancy is illegal based on use	Amd RPAPL 715	L&T		Passed S 5/6/13
	A7058 S4802	Colton Lanza	Expands duration of green roof r.p. tax abatement in NYC	Amd RPTL 499-aaa, bbb, ccc			Passed A 5/29/13 Passed S 6/20/13
	A7154 S347	Thiele LaValle	Foreclosure judgment must direct that each individual of purchasing group disclose name	Amd RPAPL 1351	Finance		Passed S 4/17/12 Passed S 4/15/13
	A7395 S5251	Weinstein Klein	Enacts foreclosure fraud prevention act of 2013; creates crimes of residential mortgage foreclosure fraud in 1st and 2nd degree	Amd Penal 187.00, add 187.30, 187.35	Res Fin		Passed A 6/21/12 Passed A 5/22/13
	A7641A S5212A		Require sprinkler system notice in residential leases				Chapter 202 of 2014
	A7777 S5206	Dinowitz Zeldin	Increase monetary exclusion on requirement of plain language in consumer contracts to \$250,000	Amd GOL 5-702	T&T		
	A7840 S5508A	Cusick Lanza	Require real estate broker teams to register with Dept of State	Amd RPL 440, 440-c	T&T		

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REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2015 April 10

2015-16 #	2013-14 #	Legislator/ Sponsor	Subject/Statute	Amends/Add	Referred to	RPLS Des/ Memo	Comments/Status
	A7871 S5719	Weinstein Skelos	Provide for summary action to foreclose vacant and abandoned residential r.p.	Add RPAPL 1308	Res Fin		Passed S 6/22/13
	A7953A S5750A	Weinstein Klein	Direct county clerks to submit to OCA quarterly report on surplus moneys for sales of foreclosed properties	Add RPAPL 1354(5), amd RPAPL 1355(1)	Finance	OUA	
	A7979 S5693	Lavine Zeldin	Nothing shall prohibit broker from offering any part of fee, commission or other compensation to the seller, buyer, landlord or tenant as incentive for using broker	Amd RPL 442	T&T		Chapter 514 of 2014
	A8031 S5824	Gottfried	Amend powers of Hudson River Park Trust	Amd Chap 592 of 1998			Passed A 06/20/13 Passed S 06/21/13
	A8072 S5845	Brennan	Enhance nonprofit governance and oversight	Amd various	Nonprofit, T&T		Passed A 06/21/13 Passed S 06/21/13
	A8202 S5923	Cahill Seward	Provides for licensing of agents of title insurance corporations	Amd Ins Law	T&T	OAR: RPLS #13 3/6/14	NYSLTA bill; similar to old A6458/S4203; see also A189
	A8557D S6357D	Gov Budget Bill	License title agents	Amd Ins Law	T&T	OAR RPLS #13 3/6/14	Chap 57 of 2014
	A8566 S6362	Braunstein Avella	Eligibility of J-51 tax abatements to reflect COL adjustments	Amd RPTL 489			
	A8575 S6448	Lentol Dilan	Dispenses with public hearings on acquisition through eminent domain of parcels built with public funds	Amd EDPL 201, 204, 206	Em Dom		
	A8624 S6347	Butler Farley	Permit STAR exemption for property owned by LLC	Amd RPTL 425			
	A8983 S6851	Englebright Avella	Prohibit non-disclosure clauses in leases for hydraulic fracturing	Add RPL 222-a	Com Leasing		
	A9354 S7119	Weinstein	Extend expiration of CPLR requiring settlement conferences in residential foreclosure		Res Fin		Chapter 29 of 2014

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REAL PROPERTY LAW SECTION - LEGISLATION CHART – 2015 April 10

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	A9506 S7059	Lifton Seward	Authorize county clerks to establish system to receive maps utilizing electronic means	Amd RPL 334	T&T		
	A9539 S7224	Morelle Farley	Relates to threshold rates for subprime home loans serviced by FHA	Amd Bank6-m	Res Fin		
	A9578 S7257	Silver Lanza	Authorize NYC to grant partial r.p. tax abatement during FY 2014-2015 for res properties repaired after storm	Add RPTL 467-h			

NYS 2013-2014 Assembly

	A37	Farrell	Prohibit transportation of hydraulic fracturing fluids and waste in NYC or within 25 miles	Amd ECL	Environ		
	A160	Kavanagh	Increase amount of Mansion tax imposed in NYC to \$1.75 million	Amd Tax 1402-a	T&T		
	A189	Kavanagh Seward	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)
	A197	Braunstein	Makes technical changes to Jud Law re UPL for pro hac vice or legal consultant	Amd Jud 478, 484, 485-a	Prof		
	A475	Magnarelli	Relates to smoke detectors in multiple dwellings	MDL			
	A585	Pretlow	Entitles senior citizens to a refund of any security deposit exceeding one month's rent	Add RPL 235-h	L&T		
	A651	Rosenthal	Imposes civil penalties on landlords for including unenforceable provisions in residential leases	RPL	L&T		
	A652	Bronson DeFrancisco	Require county highway acquisitions to be made under EDPL	Amd Hway; EDPL	Condemn	SAR NYSBA #	RPLS bill
	A683	Weprin Lanza	Classifying property held in coop form as class one for assessment	Amd RPTL 1802	Coop		See also A6852/ S4283 of 2012, S726 of 2013

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	A722	Rosenthal	Oil, gas or mineral land leases owned by tenants in common, etc shall be signed by each such tenant	Amd GOL 5-333	Com Lease		
	A839	Lifton	Require statement in all oil, gas or mineral leases that notifies lessee of potential adverse effects	Amd GOL 5-333	Com Lease		
	A840	Lifton	Notice requirements for assigning oil, gas or mineral land leases	Amd GOL 5-333	Com Lease		
	A841	Lifton Seward	Require signatures of both parties to record modification, extension or renewal of oil, gas or mineral land lease	Amd RPL 291-cc	Com Lease		Passed A 3/18/13
	A844	Lifton Seward	Require oil, gas or mineral land lease to be recorded within 30 days of execution	Amd RPL 291	Com Lease		
	A894	Rosenthal	Requires financial statements of condos and coops to be prepared using GAAP; requires auditing for certain buildings by CPAs	Amd RPTL 581	Condo/ coop		
	A939	Kellner	Unlawful to permit or maintain illegal use or occupancy of premises subject to coop/condo conversion plans	Amd GBL 352-eeee	Condo/ coop		
	A940	Kellner	Authorize voluntary dissolution of Mitchell-Lama coops	PHFL, St Fin	Condo/ coop		
	A990	Rosenthal	Repeal NYC Admin Code to more readily permit eviction of tenants of buildings to be demolished or substantially altered	RPL NYC Ad Cd 26-408(b)(6)	L&T		
	A1000	Weinstein Peralta	Only owner of home loan mortgage has standing to foreclose	Amd RPAPL 1302	Res Fin	NC	Passed A 6/22/11 See A7264/S5636 of 2012
	A1040	Jaffee Grisanti	Establishes “private well testing act” requiring contract to make testing condition of sale	Add RPL 468	T&T		Passed A 4/25/12 Passed A 4/23/13

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	A1081	Cahill	Enhance protections for homeowners who have paid contractors for home improvements	Amd GBL 770, 772, 773, 774			
	A1128	Rosenthal Klein	In NYC, rent following dissolution date of Mitchell-Lama developments shall be last rent authorized	Add PHFL 35-a			Passed A 6/5/13
	A1139	Cahill	Allows counties to adopt full value assessment procedure; reassessment every 5 years	Add RPTL			
	A1141	Cahill	Require licensed land surveyor to notify adjacent owners of changes to maps of subdivided parcel	Amd RPTL 503, Add RPL 334-b			
	A1393	Gunther Ball	Requires purchaser of property within 500 feet of agricultural district be provided with disclosure of farming	Amd RPL 333, 333-c	T&T		Passed A 5/15/12 Passed A 6/5/13
	A2041	Weinstein Hassell-Thompson	Require plaintiff in residential mortgage foreclosure to have standing	Amd CPLR 3212, 3408, 3215; Amd RPAPL 1302, add 1302-a	Res Fin		See A1000 of 2013
	A2276	Weprin	Increase age for reverse mortgage to 62 from 60	Amd RPL, Bank, Ins, PAL, Tax	Res Fin		
	A2815	Wright	Creates the Uniform Statutory Rule Against Perpetuities; repealer	EPTL			
	A2863	Clark	Allows right of redemption in foreclosure action against residence	Add RPRPL 1352-a	Res Fin	OAR RPLS #5 3/11/11 Memo #5 6/3/13	
	A2959	Wright	Imposes \$100 fine on landlords who make false rent claims in non-payment proceedings & requires dismissal if amt requested is more than amount due	Add RPAPL 750	L&T		

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	A3209	Fitzpatrick	Removes certain restriction on right of eviction for landlord's personal use	Amd NYC Ad Cd 26-408, ETPA 10	L&T		
	A3366	Lentol	Requires landowners to disclose if property has ever been contaminated from methamphetamines before sale or lease	RPL	T&T		
	A3427	Titone	Require banking institutions to accept statutory short form POA	Add Bank 9-v, 9-w	Finance		
	A3602	Maisel	Limit tax on refinanced mortgages to difference between debt secured by new mortgage and remaining debt on former mortgage	Amd Tax 250	Finance		
	A3681	Maisel Kruger	Permits one-time deferral of 2 monthly mortgage payments of residential mortgage	Add RPL 282	Res Fin		
	A3892	Camara	Requires mortgagee to give notice of availability of foreclosure prevention assistance and payments; creates fund to provide financial assistance	Amd RPAPL 1303; Add St Fin 92-h	Res Fin		
	A4216	DenDekker Savino	Require r.e. salesperson and broker include license number and signature of every document requiring a signature	Amd RPL 442-k	T&T		
	A4370	Cook	Licensing of apartment info vendors	Rpl RPL Art 12-C, amd RPL 440			
	A4388	Perry Skelos	Requires apps for coops to be acted on in 45 days	Add RPL 360-364	Coop/Con	OAR: RPLS #2 3/11/11 Memo #3 6/3/13	See A2556 of 2013
	A4813	Perry Sampson	Notice of conveyance to be sent to owners of record	Amd RPL 291, 379, 412, Add RPL 292-b	T&T		

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	A5611	Englebright	Establish moratorium on hydraulic fracturing until 120 days after federal EPA issues report		Env		
	A6109	Englebright Kruger	Require coop corps to provide purchaser with statement of reasons when withholding consent	Amd Civ Rts L 19-a	Condo Coop		
	A6748	Barron	Procedures at mandatory settlement conferences in residential foreclosure; requires good faith settlement discussions	Amd CPLR R3408	Res Fin		

NYS 2013-2014 Senate

	S197	Lopez, V Squadron	Limits landlord's ability to take possession of unit for their own primary residence	Amd NYC Ad Cd 26-405, 26-511	L&T	NC	Passed A 6/13/12
	S248	Sampson	Require broker to deposit monies in IOBA account	Add RPL 443-b, St Fin L 97-v, 98	T&T		
	S348	Lancman Lavalle	Judgment of sale in foreclosure shall direct payment by purchaser by bank officer's check	Amd RPAPL 1351	Finance		
	S477	Jeffries Stavisky	Limits evictions where complaint registered with local rent office	Add RPAPL 770-a	L&T		
	S724	Avella	Eligibility for acceptance into brownfield cleanup program	Amd ECL, Tax, Gen Mun	Env		
	S734	Avella	Provisions to ensure natural gas development practices will be sustainable and safe	ECL	Environ		
	S1024	Lopez Serrano	Limits rent increase after vacancy of housing accommodation	Amd NYC Ad Cd 26-511, ETPA 10	L&T	NC	Passed A 6/13/12
	S1145	Breslin	Authorize cities or towns to impose tax on r.e. transfers and create community preservation funds	ECL, Gen Mun, Tax	T&T		

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	S1201	Carlucci	Suspends hydraulic fracturing for the extraction of natural gas or oil				
	S1292	Ortiz Montgomery	Requires leases in NYC to contain rider re rights and duties re housing part	Add RPL 235-h	L&T		
	S1477	Krueger	Department shall have power to regulate hydraulic fracturing fluids and require disclosure	Amd ECL 23-0305	Environ		
	S1478	Krueger	Relates to presumption of dismissal of residential mortgage foreclosure actions for repeated plaintiff non-appearance or failure to meet readiness deadlines	Jud L	Res Fin		
	S1492	Krueger	Remove provisions prohibiting NYC from strengthening rent regulations laws to provide more comprehensive coverage than state laws	Amd Chap 21 of 1962	L&T		
	S1493	O'Donnell Krueger	Extends time over which MCI expenses may be recovered by landlords to 7 yrs; prohibits rent surcharges after cost recovered	Amd NYC Ad Cd 26-405, 26-511, ETPA 6 ERCL 4	L&T; Low Inc Hsg	NC	Passed A 6/13/12
	S1675	Grisanti	Responsible parties for petroleum contaminated sites and incentives to remediate	Amd Nav 176, 180, 181, 183	Environ		
	S1725	Dinowitz Espaillat	Protects non-purchasing senior citizens threatened by eviction under coop/condo conversion plan.	Amd sec 10, Chap 555 of 1982	Coop/Con do		
	S1774	Krueger	Prohibit owners from entering or renewing leases where owner has reason to know tenant will not occupy as primary residence	Add ETPA 5-b, 12, Amd NYC Ad Cd 25-513, 516	L&T		
	S1775	Krueger	Prohibit owner from adjusting preferential rent on renewal of lease; only allow owner to adjust upon vacancy not result of failure to maintain habitable residence	Amd ETPA 10; NYC Ad Cd 26-511	L&T		

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	S2091	Gallivan	No longer require Supt of Financial Services to approve title insurance rates	Amd 2305 Ins Law	T&T		
	S2291	Lopez Ball	Enact bill of rights for residential condo unit owners	Add GBL 352- eeeeee	Condo		
	S2312	Morelle DeFrancisco	Allows mortgagor to receive assignment of mortgage in lieu of discharge when refinancing	RPL 275(2)	Finance	SAR: RPLS #15 6/14/11 Memo #10 5/7/13	Passed S 6/12/12 Passed S 6/11/13
	S2869	Smith	Penalties against unauthorized entities and unregistered mortgage brokers for mortgage fraud made applicable to <u>all</u> (not just residential) mortgages	Bank, Penal/Finance			Passed S 6/7/11 Passed S 6/20/12
	S2969	Camara Adams	Grants tenants relocation costs from foreclosure sale	Amd RPAPL 1354			
	S3160	Millman Krueger	Requires access to new homes by persons with disabilities				
	S3192	Meng Parker	Provides mechanism to allow owners to remove offensive covenants	Add RPL 291-i	T&T	OAR; RPLS #6 2/17/11 Memo #6 6/3/13	
	S3534	Gallivan	Plaintiff in mortgage foreclosure to obtain judgment in good faith	Amd RPAPL 1307	Finance		
	S3671	Young	Determine primary residency of rent regulated housing based on filing of income tax returns and place of voting	Amd NYC Ad Cd, ETPA	L&T		Passed S 6/5/12
	S5093	Morelle DeFrancisco	Require disclosure of title service charges	Add Ins 6412	T&T	SAR: NYSBA #10 5/16/11	RPLS bill
	S5592	Carlucck	Suspend hydraulic fracturing		Env		
	S5719	Skelos	Provides for summary action to foreclose on vacant and abandoned residential r.p.		Res Fin		Passed S 6/22/13

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	S7228	Seward	Assessment of certain title insurance corps		T&T		

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

Commercial Leasing	Com Leas
Commercial Real Estate Financing	Com Fin
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
Residential Real Estate Financing	Res Fin
Title and Transfer	T&T
Task Force on NYSID TI Regs.	TI TF

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