



New York State Association of REALTORS®, Inc.

## **Article 12-A Working Group REPORT**

Tuesday, September 19, 2023  
NYSAR Fall Business Meetings  
3:00 p.m. (Zoom)

**Dan Staley**  
**Chair**

**Elizabeth Trego**  
**Vice-Chair**

The Working Group approved the report from the February 7, 2023 meeting.

NYSAR staff provided the Working Group with a summary of Governor Hochul’s executive orders related to housing and an end-of-session legislative update, including legislation that would require additional residential flood disclosure on the Property Condition Disclosure Statement (PCDS) and eliminate the option for the seller to provide a \$500 credit to the buyer in the event a seller fails to provide a PCDS. An update was also provided on state and local legislative proposals to prohibit landlords from collecting broker fees from tenants, a new state law that increases the maximum fine on violators of the “Do-Not-Call Registry,” and the status of NYSAR supported legislation to provide a technical fix to the state’s ban on telemarketing during states of emergency. NYSAR staff also provided an update on proposals to ban criminal background checks on prospective tenants, and new mold history questions on the PCDS that are now in effect.

The Working Group discussed NYSAR supported legislation that would increase the experience required to obtain a broker’s license in New York. The legislation, S.5197/A.3474, is still pending in the state legislature.

The Working Group discussed the potential for additional requirements for all licensed real estate professionals to take sexual harassment training.

The Working Group approved a motion requesting that NYSAR’s Education Management Committee consider ways to address sexual harassment training, education and enforcement among real estate licensees including possible changes to continuing education requirements.