



New York State Association of REALTORS®, Inc.

## **Commercial Issues Working Group REPORT**

Monday, September 18, 2023  
NYSAR Fall Business Meetings  
11:00 a.m. (Zoom)

**Tony D'Anzica**  
**Chair**

**Clayton Livingston**  
**Vice-Chair**

The working group approved the report from the January 23, 2023 meeting.

NYSAR staff provided the Working Group with an end-of-session report on commercial related legislation, and update on the status of legislative proposals including good cause eviction, prohibiting criminal background checks on prospective tenants, and state and local rent control.

NYSAR staff also provided an update on the implementation of New York City Local Laws 97 and 154, which require certain buildings in the city to meet new energy efficiency and emissions limits and prohibits fossil fuel burning systems in certain new construction beginning in 2024.

NAR Senior Political Representative, Densay Sengsoulavong provided the Working Group with an update on federal advocacy wins in 2023 and expected issues over the next year, including federal policies addressing rental housing, potential expiration of the National Flood Insurance Program, commercial debt restructurings, and insurance issues.

NYSAR staff provided an update on legislative proposals amending the states Housing Stability and Tenant Protection Act of 2019, raising the cap on major capital improvements, allowing rent increase adjustments upon vacancies, and authorizing accessory dwelling units.

The Working Group also had a discussion on the topic of sustainability and clean energy standards in large buildings.