



New York State Association of REALTORS®, Inc.

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

Tuesday, February 5, 2024  
NYSAR Mid-Winter Business Meetings  
12:30 p.m.

**Elizabeth Trego**  
**Chair**

**Carol Christiansen**  
**Vice-Chair**

The Working Group approved the report from the September 19, 2023 meeting.

NYSAR staff provided the Working Group with a legislative update on changes to the state Property Condition Disclosure Statement, NYSAR's efforts to address the current ban on telemarketing during declared states of emergency, New York City's law restricting the use of criminal background checks on prospective tenants, legislation prohibiting landlords from collecting broker fees from tenants, legislation increasing experience requirements for brokers, and a new state law regarding freelance workers.

The Working Group approved a motion to advance the recommendation from the Education Management Committee requiring all real estate licensees to complete one hour of sexual harassment training as set forth in New York State Labor Law Section 201-g(2)(a & b).

The Working Group approved a motion to direct NYSAR staff to research legislative remedies approved by other states to address the issue of 40-year listing agreements.

The Working Group approved a motion recommending that NYSAR's Legislative Steering Committee oppose a "right to home inspection" bill.

The Working Group approved a motion to direct NYSAR staff to further research examples of buyer agency representation agreements currently used in other states.