



New York State Association of REALTORS®, Inc.

## **Commercial Issues Working Group REPORT**

Monday, January 22, 2024  
NYSAR Mid-Winter Business Meetings  
11:00 a.m. (Zoom)

**Clayton Livingston**  
**Chair**

**Karen Wentz**  
**Vice-Chair**

The working group approved the report from the September 18, 2023 meeting.

NYSAR staff provided the Working Group with report on commercial related proposals in the Governor's State of the State, an update on the status of state good cause eviction legislation, the passage of legislation restricting the use of criminal background checks in New York City housing, New York City's local law 97, the electrification of new construction beginning in 2026, and state and local rent control.

NAR Director of Commercial Policy & Oversight, Erin Stackley, provided the Working Group with an update on federal commercial issues, including commercial to residential conversions, tax policy, debt maturation, rental housing issues and the SAFE Banking Act.

NYSAR staff provided an update on legislative proposals amending the state's Housing Stability and Tenant Protection Act of 2019, raising the cap on major capital improvements, allowing rent increase adjustments upon vacancies, and a proposal to regulate short-term rentals.

NYSAR staff also updated the working group on an opportunity to submit comments in advance of a regulatory proposal by the Department of Environmental Conservation (DEC) regarding freshwater wetlands.