

NYSAR End-of-Session Legislative Summary

On Saturday, June 8, the New York State Legislature concluded its 2024 legislative session. In the days leading up, hundreds of bills were moving through the legislative process at a much quicker pace as state lawmakers rushed to complete its business before the June 6 scheduled end-date. During that time, NYSAR maintained constant contact with key lawmakers and successfully advocated on behalf of REALTORS[®], highlighting our perspective on important issues impacting the real estate industry.

Much of this year's end-of-session focus involved NYSAR opposition to a series of legislative proposals that would have negatively impacted New York's real estate industry. Several of those bills NYSAR opposed, which did not advance, include:

- Legislation that would have eliminated dual agency in the state ([S.9686](#) and [A.9823](#));
- NY HEAT Act, which would have expanded the state's authority to discontinue residential and commercial natural gas services ([S.2016-B/A.4592-B](#));
- Legislation that would have prohibited landlords from collecting a rental broker fee from tenants ([S.2783/A.4781](#));
- Legislation that would have required all sellers of residential real property to provide a lead paint hazard test to a buyer or tenant prior to a transaction or lease ([S.2353-A/A.4820-B](#));
- Legislation that would have required all real estate licensees to request, collect and retain personal demographic data on clients and submit such information to DOS annually ([S.2352/A.10386](#));
- Legislation that would have authorized any city or town in the state to create a new real estate transfer tax in order to provide revenue for a community housing fund ([S.7589-A/A.7496-A](#) and [S.4098-A/A.6257-A](#));
- Multiple proposals to create new real estate cease and desist zones in parts of New York City ([S.7061/A.7527](#), [S.7971/A.9332](#), [A.6252](#));
- Legislation that would have established the "Tenant Opportunity to Purchase Act" ([S.221-A/A.3353](#)).

Notable legislation that passed both houses (Senate and Assembly) during the final days of the legislative session include:

- Short-term rental state registry and regulations ([S.885-C/A.4130-C](#));
- Climate Change Superfund Act, requiring designated fossil fuel companies to pay into a "cost recovery program" for infrastructure needs to address issues related to climate change, among other legislative actions ([S.2129-B/A.3351-B](#)).

NYSAR-supported legislation to amend state law to permit telemarketing during states of emergency ([S.412/A.6680](#)), establish a first home savings account program ([S.6574/A.6933](#)), and increase transparency in the cooperative application and purchase process ([S.2964-A/A.1778-A](#)) did not pass this year. NYSAR plans to continue ongoing conversations with state lawmakers off-session in support of these measures.

NYSAR's advocacy is REALTOR® member-driven. Thank you to all REALTORS® who have taken the time this year and years prior to engage in REALTOR® Advocacy by attending NYSAR's Annual Lobby Day, answering Calls for Action, attending state and local meetings with your lawmakers, and any other means.

For more information, go to <https://www.nysar.com/advocacy/>.