



New York State Association of REALTORS®, Inc.

# 2026

## REALTOR® Legislative Priorities

The Albany, NY-based New York State Association of REALTORS® is a not-for-profit trade organization representing more than 58,000 of New York State's real estate professionals. The association provides a variety of benefits, including legislative and legal representation, educational programs, publications such as the New York State REALTOR® magazine and enforces a code of professional standards. The term REALTOR® is a registered trademark, which identifies real estate professionals who subscribe to a strict code of ethics as a member of the National Association of REALTORS®. These REALTORS® are members of the New York Association of REALTORS® as well as their local board or association of REALTORS®.

### EXPAND ACCESS TO HOMEOWNERSHIP

Many New Yorkers hope to achieve their dream of homeownership, however, they can face difficult financial obstacles, including some of the highest-in-the-nation property taxes and closing costs. NYSAR strongly supports legislation to help New Yorkers overcome these barriers to homeownership, especially first-time homebuyers.

#### First-Time Homebuyer Savings Account and Grant Programs

##### • (S.1157-Cooney/A.5098-Ramos)

NYSAR supports establishing a New York State First Home Savings Account Program which would provide a state income tax deduction on deposits of up to \$10,000 annually for joint filers and \$5,000 annually for individuals when funds are used toward the purchase of a first home in New York, including townhouses, condos and coops.

##### • (S.3150-Cooney/A.787-Solages)

NYSAR supports establishing a New York State First Home Grant which would provide qualified first-time home buyers with direct grant funding of up to \$10,000 to assist with costs of purchasing a first home.

##### • Expand New York's housing supply

NYSAR supports expanding affordable and workforce housing development through the implementation of new zoning and tax incentives and easing restrictions on the conversion of existing commercial spaces into residential housing. NYSAR also supports providing financial incentives for localities to allow the development of accessory dwelling units (ADUs) and the legalization of basement apartments to expand housing accessibility throughout the state.

##### • Reforming the environmental review process for housing

NYSAR supports efforts to streamline and modernize the state environmental review process for certain housing developments allowing for quicker approval for projects that are compliant with local zoning laws and have no significant impacts on the environment. Reducing government red tape will accelerate growth in new housing construction and reduce costs associated with lengthy review processes.

### ENHANCE CONSUMER PROTECTIONS

REALTORS® continue to support common sense measures that increase disclosure and raise the bar for real estate professionals throughout the state. Ensuring that real estate licensees have the proper experience as it relates to various and complex real estate transactions is beneficial to both REALTORS® and the clients they serve. REALTORS® also believe providing transparency and disclosure when representing a client buying a home is paramount to the transaction.

##### • Written buyer representation agreements

###### (A.8910-Cruz)

NYSAR supports requiring written buyer representation agreements between real estate brokers and homebuyers which will clearly outline services to be provided, as well as terms for compensation, to bring more transparency and disclosure to the transaction.

##### • Increase real estate broker experience

###### (S.8870-Skoufis/A.9518-Braunstein)

NYSAR supports increasing the number of consecutive years licensed as a real estate agent prior to becoming a broker from the current two years to four years. Requiring more experience as a real estate salesperson prior to obtaining a broker's license benefits all parties in a real estate transaction.

##### • Require sexual harassment training for all real estate licensees

###### (S.5780-Fernandez/A.8092-Simon)

NYSAR supports legislation that would require all real estate licensees to complete a one-hour sexual harassment prevention training course each year for a total of two hours within the two-year period immediately preceding renewal of their license. This training would be in addition to current continuing education requirements for real estate licensees.

### STRENGTHEN NEW YORK'S FAIR HOUSING LAWS

REALTORS® fundamentally support equal opportunity in housing and are committed in our opposition to all forms of illegal discrimination in housing. Advancing the following measures will help maintaining the integrity of fair housing policies in New York.

##### • Combat illegal discrimination in cooperative housing

###### (S.1452-Kavanagh/A.4507-Lavine)

NYSAR supports ensuring fairness and transparency in the cooperative housing purchase process by establishing a clear timeline for the response to applicants by coop boards and requiring a reason for any denial of an application to help combat illegal housing discrimination.

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## ADDRESS RISING HOME INSURANCE COSTS

Rising home insurance costs are making it less affordable for New Yorkers to live and work in the state. Homeowners and housing providers are facing higher premiums and less options for coverage. Lowering these rates should be prioritized to help ensure stability for New York homeowners.

## TECHNICAL AMENDMENT TO STATE'S TELEMARKETING RESTRICTIONS

Unfortunately, the effects of the pandemic continue to present many challenges for New Yorkers seeking to buy or sell real estate. Among those are current restrictions in place on real estate licensees' abilities to communicate with potential clients during a state of emergency.

### • (S.6853-Addabbo/A.1250-Paulin)

NYSAR supports a technical amendment to a law passed in 2019 placing restrictions on legitimate telemarketing business services provided by licensed professionals, stipulating the ability to provide telemarketing services during states of emergency when it is founded that such telemarketing services would not impair or mitigate a declared state of emergency. This bill passed the Assembly unanimously in 2023, 2024, 2025, and 2026.

## INDEPENDENT CONTRACTOR STATUS FOR LICENSED REAL ESTATE PROFESSIONALS

NYSAR strongly recommends amendment language that would provide an exemption for licensed real estate brokers and salespersons from provisions enacted in the "Freelance isn't Free Act" (Chapter No. 678 of 2023). While NYSAR understands the concerns regarding compensation for "freelance" workers, licensed real estate professionals operate under a different compensation model that would be unworkable under this law. The practice of a licensed real estate professionals is fundamentally different from the freelance occupations intended to be captured by this law. Additionally, compensation laws already exist for licensed real estate brokers and salespersons under NYS Workers Compensation Law and Labor Law.

### • (A.866-Glick)

NYSAR recommends amendment language clarifying that the provisions in this legislation would not apply to licensed real estate professionals in accordance with NYS Labor Law Section 511(19).

## ENERGY AFFORDABILITY AND RELIABILITY

As New York State continues to implement climate action policies to achieve the lofty goals set by the Climate Leadership and Community Protection Act of 2019, NYSAR continues to express serious concerns with the pace of the transition. Energy reliability and high utility rate increases on current and future homeowners and commercial property owners have not been properly addressed. NYSAR believes any transition must be practical and affordable for New York ratepayers.

### • All-Electric Buildings Act - Delay in implementation

NYSAR continues to have serious concerns with the pending roll-out of New York State's All-Electric Buildings mandate which would prohibit the installation of any fossil fuel powered appliances or heating/cooling systems in newly constructed buildings. NYSAR supports the delay in implementation and believes a thorough cost analysis and impact study must be conducted prior to establishing a new effective date.

### • NY HEAT Act (S.4158-Krueger/A.4870-Simon)

NYSAR opposes the NY HEAT Act, as it could expand authorization to the Public Service Commission (PSC) to discontinue portions of the gas distribution system. Additionally, the goal of a 6 percent cap on a ratepayer's energy burden based on household income does not substantially protect New Yorkers from exorbitant increases in energy costs.

## OPPOSE OPPRESSIVE REGULATIONS

NYSAR strongly opposes legislation that makes it more difficult for New Yorkers to purchase, invest in, manage, or sell real property in New York State.

### • REST Act (S.4659-Kavanagh/A.4877-Shrestha)

NYSAR opposes amendments to the Emergency Tenant Protection Act (ETPA) authorizing localities outside of New York City to bypass criteria necessary to declare a state of housing emergency.

### • Prohibiting the right to waive home inspection (S.8729-May/A.9629-Clark)

NYSAR opposes legislation that would amend the Property Condition Disclosure Statement to prohibit a buyer of residential real property from their right to waive a home inspection; and would impose unnecessary delays in real estate transactions by requiring an up to 14-day waiting period. Nothing in state law precludes home buyers from obtaining a home inspection currently, making this legislation unnecessary.

### • Expanding New York's LLC Transparency Act (S.8432-Hoylman-Sigal/A.8662-A-Gallagher) Governor Veto #164 of 2025

NYSAR opposes the proposed expansion of New York's Limited Liability Company Transparency Act (LLCTA) which would require all limited liability companies (LLCs) authorized to do business in the state to disclose sensitive beneficial ownership information and place additional burdens on such companies. Additionally, this bill would create a mandate that is not required by federal law under the Corporate Transparency Act (CTA).

### • Imposition of local "good cause" eviction and rent control measures

NYSAR opposes the imposition of local "good cause" eviction and rent control policies which discourage new housing development and exacerbate the state's current zombie property dilemma. Both measures place a disproportionate financial burden on small property owners already struggling to afford rising property taxes, utility bills, and maintenance costs. To address New York's rising rents and housing shortage, state and local officials must enact meaningful policies to spur more housing growth for all income levels.

## REDUCE STATE AND LOCAL REAL ESTATE TAXES

NYSAR strongly opposes any legislation that would increase state or local mortgage recording taxes or real estate transfer taxes, including the imposition of new or additional real estate taxes to fund local community preservation funds. NYSAR respects and agrees with communities wishing to preserve open space, however, funding for such initiatives should not rely on raising taxes, nor should it be at the sole expense of homebuyers in the community.

Increasing real estate transaction taxes robs equity from homebuyers who could better use such funds toward a down payment. New York State already has some of the highest closing costs and real estate taxes in the country, and individuals and businesses are choosing to leave the state due to over-taxation. To reverse this trend, New York should be advancing policies that make homebuying more affordable.

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