



New York State Association of REALTORS®, Inc.

**Article 12-A Working Group
REPORT
September 23, 2020**

**Robert Shandley
Chair**

**Katheryn DeClerck
Vice-Chair**

The Working Group approved the report from the February 11, 2020 meeting.

NYSAR staff provided an update on the enacted state budget and legislative session, NYSAR's 2020 legislative priorities, state and federal eviction moratoriums and new fair housing laws and regulations, including a recently enacted law pertaining to license revocation of real estate licensees that violate the State's human rights law.

NYSAR staff also updated the working group on a Department of State proposal to impose a cease and desist zone in parts of Brooklyn and independent contractor status.

An update was provided on the status of the NYC broker fee lawsuit and NYSAR's lawsuit against the Department of State pertaining to the landlord agent's ability to collect a commission from a tenant.

An update was also provided on enacted real estate regulations regarding advertising properties not listed with the advertising broker.

The working group discussed recommendations from the Education Management Committee from their February 2020 meeting and approved three motions that will be sent to the Legislative Steering Committee for consideration:

1. That NYSAR should seek to increase the number of hours in the Broker's Qualifying Course from 45 hours to 75 hours;
2. that NYSAR should seek to increase the broker's qualifying education requirements from 45 hour to 75 hours and experience requirements for an associate broker and broker from two years and 3,500 points to five consecutive years and 6000 points; and
3. that NYSAR should seek to increase the number of fair housing educational hours in the salesperson's qualifying course from 4 hours to 6 hours and reduce the number of commercial real estate course hours by 2.