



New York State Association of REALTORS®, Inc.

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

February 3, 2021  
Virtual Zoom Meeting  
9AM

**Katheryn DeClerck**  
**Chair**

**Karen Peebles**  
**Vice-Chair**

The Working Group approved the report from the September 23, 2020 meeting.

NYSAR staff provided an update on the 2021 draft legislative priorities, eviction moratoriums, rental assistance, status of amendments to the 2019 Housing Stability and Tenant Protection Act, good cause eviction and a proposed pied-a-terre tax. Staff updated the working group on a new law to provide for written disclosure of reasonable accommodations to disabled tenants. Staff also provided an update on the status of two lawsuits: one involving the ability of a landlord's agent to collect commissions and another challenging the constitutionality of the 2019 rent regulation laws.

The committee discussed the status of three previously approved motions by the Education Management and Legislative Steering Committees to increase the number of hours in the Broker's Qualifying Course. Staff will be drafting language to introduce state legislation reflective of the committees' intent.

NYSAR Staff updated the working group on the State Senate's investigation into allegations of illegal discrimination on Long Island. Staff briefed the working group on various fair housing-related bills moving through the State Senate, including bills that would:

- expand fair housing training and continuing education;
- establish statewide fair housing testing;
- increase licensing and renewal fees;
- authorize the imposition of additional penalties for unlawful discriminatory conduct;
- impose additional supervisory requirements on brokers and office managers;
- require brokers to submit client & transaction data to the DOS;
- require brokers to establish and submit standardized operating procedures to the DOS;
- and impose additional obligations on continuing education instructors.

A concern about the competencies of instructors was discussed. The issue was previously raised at Professional Standards Steering and would be further discussed at Education Management.