

## MEMORANDUM IN SUPPORT

Date: May 2021  
Contact: Michael Kelly

### **NYSAR Supports the following fair housing bills and urges the inclusion of cooperative housing:**

- **A.4638-A (Sillitti)/S.538-B (Kaplan)** – Requires implicit bias training for real estate licensees  
Status: Assembly Judiciary Committee/ Passed Senate
- **A.5359 (Cruz)/S.2132-B (Skoufis)** – Increases fair housing training to obtain a real estate license  
Status: Assembly Judiciary Committee/ Passed Senate
- **A.5363 (Jean-Pierre)/S.2133-A (Skoufis)** – Adds a surcharge to a real estate broker’s and salesperson’s license issuance and renewal fee to fund fair housing testing efforts  
Status: Assembly Judiciary Committee/ Passed Senate
- **A.6355 (Solages)/S.2142-A (Thomas)** – Increases experience requirements for real estate office managers  
Status: Assembly Judiciary Committee/ Passed Senate
- **A.6866 (Jean-Pierre)/S.945 (Gaughran)** – Increases fines for license violations to support fair housing testing efforts  
Status: Assembly Judiciary Committee/ Passed Senate

The New York State Association of REALTORS®, Inc. **strongly supports** the above-mentioned bills to strengthen and advance fair housing measures in New York State. Realtors® fundamentally support equal opportunity in housing and are committed in our opposition to all forms of illegal discrimination. We fully support these bills to raise the bar in the profession and protect consumers.

Updating and maintaining the integrity of fair housing policies in New York is of the utmost importance. NYSAR looks forward to continuing to work with state lawmakers, agencies and other interested parties to root out illegal discrimination in housing, including addressing discrimination in the cooperative housing purchase and application process as proposed in **A.1623 (Perry)/S.2874 (Kavanagh)** and **A.5856 (Lavine) /S.2846 (Kavanagh)**.

Realtors® throughout New York report that the secretive nature of cooperative housing boards’ application and review processes have an injurious effect on prospective home buyers and gives these boards the ability to unfairly deny housing opportunities by simply taking no action on a valid application. This loophole provides cooperative housing boards the unrestricted ability to deny housing unfairly, placing an unreasonable burden on the prospective purchaser, and providing a vehicle for illegal housing discrimination.

For these reasons, NYSAR urges state lawmakers to approve coop transparency measures before ending the 2021 legislative session.

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