



New York State Association of REALTORS®, Inc.

## **Commercial Issues Working Group REPORT**

Monday, September 20, 2021  
NYSAR Virtual Fall Business Meetings  
10:00 a.m.

**Felton McLaughlin**  
**Chair**

**Teresa Belmore**  
**Vice-Chair**

The Working Group approved the report from the February 3, 2021 meeting.

NYSAR staff provided the Working Group with an update on New York State's 2021-22 enacted state budget, an end-of-session summary of real estate related legislation and NYSAR's legislative priorities. NYSAR staff also provided an update on the state's amended eviction moratorium and emergency rental assistance program, as well as proposals currently before the New York City Council to impose commercial rent control and prohibit landlords and real estate brokers from conducting criminal background checks.

NAR Political Representative April Gavin and NAR Senior Policy Representative Evan Liddiard provided the Working Group with an update on federal commercial issues, including federal taxation and budget negotiations, broadband expansion, capital gains tax increase proposals, preserving the 1031 like-kind exchange, and progress on the elimination of the SALT deduction cap. state and local tax deductions.

NYSAR staff also provided the Working Group with an update on local rent stabilization and local good cause eviction proposals across the state.

The Working Group approved a motion to recommend that NYSAR's Legislative Steering Committee consider directing NYSAR staff to explore the possibility of a legal challenge pertaining to municipal good cause eviction laws. Although there are multiple municipalities in New York State considering imposing Good Cause Eviction laws, the City of Albany is the only local government to approve it to date.

The Working Group approved a motion to recommend that NYSAR's Legislative Steering Committee consider directing NYSAR staff to explore the possibility of a legal challenge pertaining to proposed legislation that would impose commercial rent control in New York City.