

## **2022 End of Session Summary**

The State legislative session concluded on Friday, June 3<sup>rd</sup> with both the Senate and Assembly wrapping up scheduled activity for the year. [Lawmakers approved more than 1,000 bills](#) in 2022 that have been or can be sent to Governor Kathy Hochul for consideration. It's the highest number of bills to be approved in both chambers over a period dating back to 1995.

Several bills that **NYSAR opposed** did not pass, including **good cause eviction, the “all-electric building act”** and a bill that would **prohibit landlords’ agents from collecting broker fees from tenants**.

**NYSAR-supported** bills that would **lift telemarketing restrictions during states of emergency** and **enhance transparency in the cooperative housing application process** did not advance in either house.

The following bills **OPPOSED by NYSAR did not pass either house** in 2022:

- S.3082 (Salazar)/A.5573 (Hunter) – Good cause eviction
- A.2685 (Joyner) – Removes independent contractor status by redefining the term “employee” without exempting licensed real estate professionals
- S.6427 (Brisport)/A.7934-A (Mamdani) – Prohibits landlords & their agents from collecting broker fees from tenants
- S.2811-A (Kavanaugh)/A.327 (Zebrowski) – Creates a statewide rental registry
- S.3157 (Myrie)/A.5971 (Mitaynes) – establishes the “Tenant Opportunity to Purchase Act”, which would give tenant organizations the first opportunity to purchase rental properties prior to being put on the market
- S.4264-A (Parker)/A.6967 (Cahill) – Establishes the Climate and Community Investment Act, which would impose new carbon emissions taxes and fees on consumers
- S.6843-C (Kavanaugh)/ A.8431-B (Gallagher) – All-Electric Building Act
- S.4547-A (Harckham)/A.4854 (Epstein) – Regulates accessory dwelling units (ADUs) while imposing rent controls on localities enacting ADU laws
- S.2142-A (Kavanaugh)/A.6608-A (Rivera) – Requires property owners to conduct lead paint tests and provide reports of such tests prior to selling or leasing a property
- S.1448 (Hoylman) – Requires the signature & license number of a RE broker or agent on every document that requires a signature in a transaction
- S.4199 (Hoylman)/ A.5736 (Glick) – Imposes a pied-a-terre tax in NYC
- S.5376 (Salazar)/ A.6574 (Cruz) – Imposes a flip tax on properties sold within 2 years in NYC
- S.1461 (Breslin) – Authorizes municipalities to create community preservation funds (CPFs) financed by real estate transfer taxes
- S.1668 (Skoufis) – Authorizes the creation of a CPF & real estate transfer tax in the town of Blooming Grove

- A.5373-B (Lawler)/S.9473-A (Reichlin-Melnick) – Authorizes the creation of a CPF and real estate transfer tax in the town of Orangetown

The following bills **passed both houses**:

- A.7876-A (Carroll)/S.5472-A (Hoylman) – Requires disclosure of information concerning flood insurance on residential leases **(NYSAR opposed original version, amended with NYSAR input)**
- A.10494-A (Cymbrowitz)/S.9462 (Kavanaugh) – Establishes a special joint legislative commission on affordable housing to consist of 25 members
- A.10439 (Fahy)/S.9405 (Parker) – Establishes the "advanced building codes, appliance and equipment efficiency standards act"
- A.3714 (Rosenthal)/S.5097-A (Sanders) – Amends the PCDS to require disclosure of indoor mold upon the sale of real property **(NYSAR opposed original version, amended with NYSAR input)**
- A.5585-A (Schmitt)/S.1810-A (Skoufis) – Authorizes the creation of a CPF financed by a transfer tax in the town of Chester **(NYSAR opposed)**
- A.10440 (Braunstein)/S.9399 (Sepulveda) - Authorizes NYC to provide property tax rebates to owners of residential properties valued under \$250,000
- A.9368-A (Bronson)/S.8369-B (Gounardes) – Provides additional labor protections to freelancers and independent contractors
- A.8334 (Salka)/S.7532 (May) – Authorizes the creation of a real estate transfer tax in Madison County